



Harborside Inn Condominium Trust
NOTICE OF SPECIAL MEETING

To Amend the Declaration of Trust to Permit Electronic Communications

REMINDER

A vote to approve an amendment to the Inn's Declaration of Trust will be held beginning on Friday, September 19, 2025, at 9 am, with a **deadline on Thursday, October 16, 2025, at 5 pm.**

This amendment will, if approved, permit the Inn to send any communications by email. This will save the Inn considerable time and money, and facilitate smoother and more efficient communications.

Questions:

ONR online voting questions, please email support@onrapp.com

Opt-out paper voting questions, please email: ronda@epmanagement.com

We need your vote.

Thank you!

Topic: HICT Special Meeting

Time: Saturday, Oct 18, 2025 12:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89446612024pwd=loVa3Bai6onk8uZBtbhQ1KJbKnJol3.1>

Meeting ID: 894 4661 2024

Passcode: 544847

 **HARBORSIDE INN CONDOMINIUM TRUST**
By email and regular mail September 16, 2025

Re: Special Meeting of Owners to Amend the Declaration of Trust to Permit Electronic Communications

Dear Owners:

We need your help to streamline and make cheaper and more efficient the Inn's antiquated snail-mail notice requirements. Please see below and the enclosed materials on what you can do!

- **The Issue**
 - A new state law allows condo associations to conduct meetings and votes exclusively electronically.
 - But Counsel has advised us that:
 - due to legislative oversight, the statute did not provide that notices for owners' meetings and votes may be sent electronically, and
 - the law does not address other forms of notices between owners and boards.
 - The Board therefore has voted to hold a special vote seeking owner approval to amend the Declaration of Trust (DoT) to permit such notices, as well as any other communications between owners and the Inn on any subject, to be sent electronically.
- **Benefits of the Proposed Amendment:**
 - As to meetings and votes, this will
 - save the Inn approximately \$5,000 annually on mailing costs,
 - substantially reduce staff time spent on coordinating this process
 - As to these and other communications, this will permit such communications to be more direct, reliable and transparent.
- **Next Steps:**
 - Instructions on how to vote electronically to approve this proposed amendment will be sent to you shortly by ONR.
 - Those owners who wish to opt out of voting electronically in this special vote may do so by filling out and returning the enclosed "opt out" form.
 - The results of the vote will be announced at a Special Meeting of the owners called solely for that purpose at 12:00 PM (NOON), Saturday, October 18, 2025 solely by Zoom.

Approval requires two-thirds of all unit interests, and as a reminder the Inn may not vote any units it owns -- see word count below.

Action Required:

- Watch your inbox for the precise language of the amendment and voting instructions from ONR
- Please vote YES to approve the amendment (as urged by the Board) to save the Inn substantial time and money, and improve owner/Inn communications!

Thanks for your attention!

Greg Mafcher, General Manager, and
Steve Cirillo, Board Chair, on behalf of the Board

cc: Notice of Special Meeting of Owners
Notice of Annual Meeting of Owners
Unit Owner Request to Opt Out of Electronic Participation

 **HARBORSIDE INN CONDOMINIUM TRUST ("INN")**

Unit Owner Notice to Opt Out of Electronic Participation in 2025 Special Meeting and Annual Meeting

To Election Agent EP Management:

The undersigned Unit Owner hereby requests that all communications to or from me regarding the Inn's 2025 Annual Meeting, Special Meeting, the Trustee Election and Votes to Amend the Inn's Declaration of Trust ("DoT") be solely by paper and sent to me by regular USPS first-class mail.

I agree that I will not vote electronically either in the Trustee Election or to amend the DoT unless I revoke this request by written notice sent to the Election Agent at least two business days in advance of the end of the voting period.

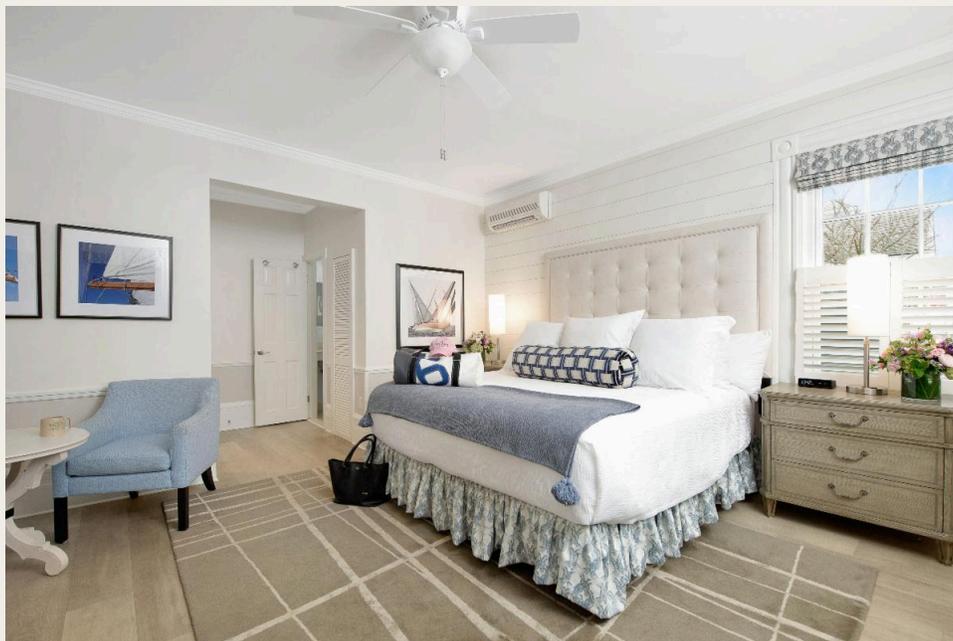
Understand that this Notice will not become effective until the Election Agent receives the completed form (in any later resubmission, which may be sent by mail, by fax or by pdf copy sent by email as follows):

E.P. Management Corp.
c/o Harbide Trust
7 Foster Road
Beverly, MA 01915
(978) 232-1126
(978) 232-1193 (fax)
enr@epmanagement.com

(Signature) (date)

(Print Name)

(List units owned)



Harborside Inn | PO Box 67 3 South Water St | Edgartown, MA 02539 US

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