



February 6, 2026

It's election time, and this packet includes all the meeting and Zoom details along with voting instructions and candidate information.

Over a decade ago, the board initiated a membership proxy vote to expand the number and duration of board seats in an effort to strengthen community governance. None of the board members or staff from that time remain and, after a diligent search, the records or special meeting minutes of that proxy could not be located.

In order to ensure, *beyond question*, that we remain in full compliance with our governing documents, our present board decided to return the election process to its original format: three board positions, each serving a one-year term.

The fact is that Summer House has a strong history of effective governance under that structure of five board members serving staggered two-year terms. During those years, Summer House enjoyed significant building improvements, timely maintenance and solid financial management. As a result, recent Milestone and SIRS Reports have required no special assessments, fee increases or additional maintenance and repair work.

The newly elected board will, of course, have the option to consider a future membership proxy vote to reinstate that election structure, as is permitted under our Declaration.

Elections matter because every owner has a vested interest in making sure our community is managed with sound business and financial principles. Strong boards, working hand-in-hand with management staff, help make that possible.

While a quorum of the membership is not required for the election of directors, at least 20% of the membership must vote for an election to be valid. We encourage everyone to participate.

Need help with your ballot? We will be offering a helpful session at the beachside clubhouse for anyone who would like guidance on completing and submitting their ballot. It's a great opportunity to ask questions and make sure your vote is counted. More details are coming soon, stay tuned!

We appreciate your continued interest and engagement in Association affairs.

This page intentionally left blank



700 OCEAN PLACE
PONTE VEDRA BEACH, FL 32082
(904) 285-4200 OFFICE
(904) 273-2552 FAX

2ND NOTICE OF ANNUAL MEETING & ELECTION

On February 26, 2026, via Zoom and at the Beachside Clubhouse, 700 Ocean Place, Ponte Vedra Beach, FL 32082, the Annual Meeting and Election of the Association will be held for the purpose of electing **Three (3)** Board of Directors of the Association, and to conduct any other business as may lawfully be conducted. An identification of agenda items is as follows:

DATE: February 26, 2026
TIME: 6:00pm
LOCATION: Via Zoom/ in person at the Beachside Clubhouse

Register in advance for this meeting

https://us06web.zoom.us/meeting/register/L4ygGm_5RAaDPgygn8zCYA

After registering, you will receive a confirmation email containing information about joining the meeting exclusive to you. Please make sure to save the email.

- Agenda:**
1. Call to Order
 2. Establish Quorum
 3. Proof of Notice of Meeting
 4. Election of Board of Directors
 5. Adjournment

In excess of 33 1/3% of all of the Voting Members of the Association (a quorum) must be present, in person or by proxy, at the meeting in order for business to be conducted excluding the election of Directors. While no quorum is necessary for the election of Directors, (20%) twenty percent of all eligible voters must cast their ballots in order to have a valid election. It is therefore VERY IMPORTANT that you either (1) attend the meeting in person; or (2) mail in your ballot; or (3) vote electronically for the election of the Directors and provide a proxy in order to conduct business other than the election of the Directors.

Enclosed with this notice is a ballot for the election of Directors as well as, if supplied, an Information Sheet, prepared by the candidates for the Board, who are solely responsible for the contents of their statements. The Association is transmitting this information in accordance with the requirements of Florida Law; however, the Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the Information Statements.

- **Instructions for Marking and Returning Paper Ballots:**

1. The enclosed ballot lists all candidates who are qualified to run for the Board. There will be **three (3) Directors** elected to the Board. Please vote for no more than three candidates by marking the ballot with an **X** in the box next to the candidate's name.
2. The ballot must be placed and sealed in the small Ballot envelope. Do **NOT** mark on the ballot envelope. The small Ballot envelope must then be placed in the larger envelope with the signature requirement on the back. Place the preprinted **Ballot** address label in the envelope window.
3. You **must** fill in the unit information on the backside of the envelope addressed to the Association and the voting member designated on the Certificate of Appointment of Voting Representative must sign his/her name.
4. If you are going to attend the Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.

- **Instructions for electronically delivered ballots** – As per Section 718.128 Florida Statutes you may now electronically vote in condominium association elections. The digital ballot will be sent to you via email. These guidelines must be followed:

1. Unit number **must be typed** on the ballot.
2. First and last name **must be typed** on the ballot.
3. E-Ballot will be emailed to all Owners and must be returned to the designated email for this election Summerhousepvmallots@gmail.com.
4. E-Ballots must be received no later than 5:30pm on February 26, 2026.

5. **WAIVING THE SECRECY OF YOUR BALLOT IS YOUR CHOICE. YOU DO NOT HAVE TO WAIVE THE SECRECY OF YOUR BALLOT IN ORDER TO VOTE. BY TRANSMITTING YOUR COMPLETED BALLOT THROUGH E-MAIL TO THE ASSOCIATION, YOU WAIVE THE SECRECY OF YOUR COMPLETED BALLOT. IF YOU DO NOT WISH TO WAIVE YOUR SECRECY BUT WISH TO PARTICIPATE IN THE VOTE THAT IS THE SUBJECT OF THIS BALLOT, PLEASE ATTEND THE IN-PERSON MEETING DURING WHICH THE MATTER WILL BE VOTED ON.**

Proxy:

A proxy is for the purpose of (a) appointing another person to vote for you as you specifically direct in the event that you might not be able to attend the meeting and (b) for the use in the establishment of a quorum of the membership. It must be signed by all owners of the unit or the one among them that they designated on a voting certificate. ***Please note that you cannot vote for the Directors by proxy.*** If you intend to vote for the Directors and do not attend the meeting, **you must vote electronically or by use of the enclosed election Ballot.**

The proxy should be submitted to the Association **prior to the scheduled time of the meeting.** It can be hand delivered, either by you or by your proxy holder, or mailed to the Association: Summer House in Old Ponte Vedra Condominium Association, Inc; c/o Shannon Kolacz, 700 Ocean Place, Ponte Vedra Beach, FL 32082.

1. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delays in the registration process.
2. If you appoint a proxy holder and later decide you will be able to attend the meeting in person you may withdraw your proxy when you register at the meeting.
3. A proxy may be revoked in writing or suspended by a later proxy to another person. It may also be assigned (substitute) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unavailable to attend the meeting.
4. A proxy form is enclosed with this notice for your use, if needed.

Again, please be sure to mail in your proxy and your ballot or attend the meeting.

Sincerely,

Shannon Kolacz, LCAM
As Managing Agent for
Summer House in Old Ponte Vedra Condominium Association, Inc.
Dated this February 6, 2026
By Order of the Board of Directors

LIMITED PROXY

The undersigned, owner(s) or designated voter of Unit # _____ in Summer House in Old Ponte Vedra Condominium Association, Inc. appoints

Check one

☐ the Secretary of the Association, on behalf of the Board of Directors or

☐ _____
As my proxy holder* to attend the Annual Meeting and Election of Summer House in Old Ponte Vedra Condominium Association, Inc., to be held on **February 26, 2026 at 6:00 PM, via Zoom or in person at the Clubhouse, 700 Ocean Place, Ponte Vedra Beach, FL 32082.** This proxy shall be used for quorum purposes, and the proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present.

Date: _____

Signature of Owner (s) or Designated Voter

**Failure to check one option or failure to write in the name of the proxy holder shall be deemed an appointment of the Secretary of the Association as your proxy holder.*

SUBSTITUTION OF PROXY

The undersigned appointed as proxy holder above, does hereby designate _____ to substitute for me in the proxy set forth above.

Proxy Holder

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

CANDIDATE INFORMATION SHEET

LISA BLANCHARD
860 SHORELINE CIRCLE

Hi – my name is Lisa Blanchard and I am running for the Board of Directors. My husband Lou and I have lived in Summer House for 6+ years with our dog Kasey and we love it here!

I am running for the Board of Directors as I would like for us to have an owner-friendly board that puts our community first. I would welcome and encourage owners' suggestions, work with property management to help find solutions to problems, and share my ideas on how to trim expenses while maintaining excellence.

Below are a few items I would like to put in place:

- Send out electronic surveys to owners
- Form committees and get our community involved
- Get bids on vendors
- Stagger property management hours
- Have club house staffed part time on weekends
- Have owner meetings/workshops at convenient times

My experience includes being a past business owner, serving as a 3-term consecutive board member on a professional board and am employed at Marsh Landing Country Club as Accounting Manager.

I served on the Downtown Milford Business Association board (Milford, CT) as Secretary, Vice-President, and President where I worked with and regularly met with city officials, state officials, and the Mayor's office while building relationships with fellow business owners. During that time, I co-founded events including a Farmer's Market, The Doors of Downtown Milford Art Exhibit and Auction, and a Pirate Treasure Hunt. I am proud to say that some of these events are still in existence today.

Thank you for your consideration of me as a board member.

Respectfully,

Lisa Blanchard

**Candidate Information: James A. Galloway, Esq.
President, Summer House Board of Directors**

Dear Neighbors and Homeowners,

My name is James A. Galloway, Esq., and I currently serve as President of the Summer House Board of Directors. My wife, Mercedes Galloway, M.D., our newborn son James Jr., and I are proud to call Summer House home.

I am seeking re-election to the Board of Directors so I can continue serving our community with a focus on transparency, responsiveness, and responsible financial stewardship. Over the past three years, I have worked to strengthen communication, encourage homeowner participation, and ensure decisions remain centered on protecting our quality of life and property values.

I recognize that not every homeowner agrees with every decision—and I respect that. I welcome feedback and believe our community is strongest when we communicate openly and treat one another with respect.

During my time as President, the Board has managed association finances carefully and transparently, and financial information is available for homeowner review. Our Milestone Inspection (MI) and Structural Integrity Reserve Study (SIRS) were completed with professional assistance, and we are working to ensure Summer House is prepared for long-term needs. We also listened to resident concerns regarding electric bikes and adopted a resolution addressing charging and storage. In addition, we are actively working with our insurance professionals to secure the best available property insurance options for Summer House.

If re-elected, I will continue promoting transparent decision-making and clear communication, while pressing for timely action on maintenance, landscaping, and security matters. My goal remains the same: to serve all homeowners and residents fairly, and to keep Summer House a great place to live and own.

It has truly been a pleasure to serve you. Thank you for your support.

Sincerely,

/s/ James A. Galloway, Esq.

James A. Galloway, Esq.

President, Summer House Board of Directors



CANDIDATE INFORMATION SHEET

NAME: Kevin M. Guthard

UNIT # 775

Active State License – General Contractor since 1985 (FL)

Active State License – Real Estate Broker since 1992 (FL)

Past Board Member and President of numerous condominium boards in Florida

Past Board Member and President of five Homeowner Associations in Florida

Past Board Member of City of Cooper City, Florida Planning Board

Past Board Member of Broward County, Florida Code Board

Presently serving on Board of Directors of Sawgrass-Cypress Creek HOA

Allstate Construction College, graduated 1984

Attended Nova Southeastern University in Davie, Florida

Extensive experience in condominium developments and apartment complexes over the past 36 years, including a 10 year partnership with General Electric Development.

I am now retired, and own a Summer House Beach Side unit with my Mother as she resides here full time. Consequently, I am here mostly on a daily basis and spend as much time here with her as possible.

My mission and goal by serving on the Board of Directors is to maintain the quality lifestyle that we all expect and deserve while also maintaining value in our condominium homes at an affordable cost with smart, common sense proven leadership skills.

Kathleen Huppert, 752 Tidewater Court

A Little About Me

I am a long term, onsite Owner who truly loves living in this community. Living here every day has given me a real appreciation for our neighbors, our shared spaces, and the standards that make our Association exceptional.

I enjoy engaging with Residents while out for walks in our community, gardening, writing and I love reading.

Community Involvement & Experience

For several years, I volunteered on our Compliance Committee where I consistently and fairly upheld the Association's governing documents. While I supported the enforcement of fines when required, my primary focus was on educating Owners, helping neighbors understand why our rules exist and how compliance benefits everyone. I believe that clear communication and consistency create a stronger, more respectful community.

I initiated the community library in our Pubroom, and I'm so pleased with the positive response. Thank you to everyone who contributed, your donations made it possible!

Additionally, I've served on Boards at the Deerwood Country Club Condominiums along with Solano Cay and L'Atrium in Ponte Vedra.

Retaining a Position on the Board of Directors

Based on my current participation, committee experience and commitment to the community, I am seeking your vote to retain a position on the Board. I aim to work with all Board members advocating for decisions that support responsible governance, transparency, financial stability, and long-term planning for our condominium.

Strengths & Qualifications

- A long-term, full-time perspective as an onsite Owner
- Hands-on experience with compliance and governing documents
- A balanced approach that combines resolution with understanding
- A commitment to fairness, accountability, transparency, and most of all, open communication

Vision for the Community

If elected, I will continue to listen to Owners, ask thoughtful questions, and make decisions with the best interests of the entire community in mind.

Thank you for your Consideration and Support!

Barbara Turley
790 Sandpiper Lane
Ponte Vedra Beach, FL 32082
904-910-8690

Candidate Background – Summer House HOA Board

As a resident owner I would be honored to represent you on our Board of Directors. If elected, I will work to ensure comparable property values and HOA fees with similar properties, ensure compliance with all Florida HOA/condo statutes, and provide for transparency in Board activities. In addition, I want to preserve the unique character of our community and strengthen the sense of connection among all owners. I hope to bring the same spirit of teamwork, professionalism, clear communication and thoughtful problem-solving to the service of our neighborhood that I did to my professional career.

My background spans the finance, banking and higher education sectors, with decades of senior management positions in operations, organizational effectiveness, project management, vendor contract maintenance and communications. I retired as Vice President of Human Resources from EverBank in 2016. Previously, I served as Director of the Professional Development Institute at the University of North Florida Division of Continuing Education. Earlier in my career, I spent 11 years with AT&T where I held several Director-level positions responsible for budgeting, operations, customer service, training, and organizational communications. I hold an MBA from Jacksonville University and a BS in Business Administration from Austin Peay State University in Tennessee.

Respectfully submitted,

Barbara Turley

January 9, 2026

Summer House in Old Ponte Vedra Condominium Association, Inc.

Candidate Information Sheet

Garrett Warren

As a committed homeowner and active member of the Summer House community, I am seeking re-election to the Board of Directors to help maintain the value, safety, and sense of community that make our property an exceptional place to live. I bring a collaborative approach, sound judgment, and a strong sense of fiscal responsibility to ensure that our association continues to operate transparently and efficiently.

As a seasoned property management professional, I have extensive experience overseeing all phases of real estate operations—from identifying and acquiring investment properties to managing remodels, leasing, and long-term maintenance. My role requires balancing financial performance, tenant satisfaction, and asset preservation—skills that translate directly to responsible, community-focused condominium governance.

I earned my Bachelor of Arts in Business and Organizational Leadership from Arizona State University, where I developed a strong foundation in management, strategic planning, and organizational development. The program emphasized effective communication, ethical leadership, and data-driven decision-making—skills that have been integral to my success as a property manager and that I aim to bring to my role on the Board of Directors.

If re-elected to the Board of Directors, my primary goal is to continue promoting transparency, fiscal responsibility, and the long-term stability of our community. I am committed to ensuring that every financial decision is made with careful planning and accountability, balancing the association's short-term needs with sustainable long-term goals. I will continue to advocate for proactive maintenance and capital improvement projects that preserve property values and enhance our shared living environment. Open communication with residents will remain a top priority—I believe homeowners should always feel informed and confident in how their association is being managed. Above all, I will work collaboratively with my fellow board members and management team to foster a respectful, well-run, and forward-thinking community that we can all be proud of.



Summer House in Old Ponte Vedra Condominium Association, Inc.

BALLOT FOR ELECTING DIRECTORS

February 26, 2026

6:00 PM

The following are candidates who have qualified for election to the Board of Directors of the Association. There are three (3) vacancies on the Board, and you may vote for up to three (3) individuals by placing an "X" next to their names.

***Voting for more than three (3) individuals will invalidate your ballot.**

☐ **Lisa Blanchard**

☐ **James Galloway**

☐ **Kevin Guthard**

☐ **Kathy Huppert**

☐ **Barbara Turley**

☐ **Garrett Warren**