



**FIRST NOTICE OF ANNUAL MEETING OF
ST. ANDREWS OF MIRAMAR CONDOMINIUM ASSOCIATION, INC.**

TO: ALL MEMBERS OF ST. ANDREWS OF MIRAMAR CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY given, pursuant to Florida Statutes and the Bylaws of St. Andrews of Miramar Condominium Association, Inc., (the "Association"), that, for the members of the Association, the annual meeting of the Association will be held on **Tuesday, December 15, 2026, at 7:00 p.m.**, for the purpose of, among other matters, the election of five (5) directors to the Board of Directors of the Association and to conduct such other business which may properly be brought at an Annual Meeting.

DATE: Tuesday, December 15, 2026

TIME: 7:00 p.m.

PLACE: St. Andrews of Miramar Clubhouse, 12100 St. Andrews Place, Miramar, Florida 33025

Dated: October 15th, 2026

ST. ANDREWS OF MIRAMAR
CONDOMINIUM ASSOCIATION, INC., a
Florida not-for-profit corporation

By: 
Lisa Diaz, President

AGENDA

1. Call to Order.
2. Calling of the roll and certifying of the proxies (determination of quorum).
3. Proof of notice of meeting or waiver of notice.
4. Reading and disposal of any unapproved minutes.
5. Collection of the ballots not yet cast for the election of directors.
6. Appointment of impartial committee of inspectors for election of directors.
7. Election of directors.
8. Adjournment.



ST. ANDREWS OF MIRAMAR CONDOMINIUM ASSOCIATION, INC.

**12100 St. Andrews Place
Miramar, Florida 33025**

October 15, 2026

Dear Member(s):

On behalf of the Board of Directors of St. Andrews of Miramar Condominium Association, Inc., (your "Association"), we are enclosing herewith a Notice of Annual Meeting of the Members of the Association for the purpose of, among other matters which may properly be brought, the election of five (5) directors to the Board of Directors of the Association. The meeting will be held on **Tuesday, December 15, 2026, at 7:00 p.m. at St. Andrews of Miramar Clubhouse, 12100 St. Andrews Place, Miramar, Florida 33025.**

Any unit owner who wishes to be a candidate for the Board of Directors of the Association must submit written notice to the Association **no later than Thursday, November 5, 2026** (i.e., not less than forty (40) days before the scheduled election). Written notice to the following address shall be deemed adequate written notice:

St. Andrews of Miramar Condominium Association, Inc.

ATTN: Sonia McNab, Property Manager

12100 St. Andrews Place

Miramar, Florida 33025

E-mail: admin@standrewsofmiramar.com

Such written notice shall be accomplished by one or more of the following methods: (a) certified mail, return receipt requested, directed to the aforesaid Property Manager; or (b) by personal delivery to the aforesaid Property Manager; or (c) by regular U.S. mail directed to the aforesaid Property Manager, or (d) via e-mail to the address provided above. Upon receipt by the Property Manager of written notice that a Unit Owner or other eligible person desires to be a candidate for the Board of Directors, the Property Manager shall issue a written receipt acknowledging delivery of the written notice.

Each candidate also has the option to deliver to the Association, **no later than Tuesday, November 10, 2026** (i.e., not less than thirty-five (35) days before the scheduled election), a one-sided information sheet (no larger than 8 1/2 inches by 11 inches) describing the candidate's background, education and qualifications and any other factors deemed relevant by the candidate. The Association shall mail or deliver a copy of each candidate's information sheet with the second notice of election to be mailed or delivered by the Association to all members in approximately thirty to forty days, provided that such information sheet is delivered to the Association not less than 35 days before the election (as set forth above).

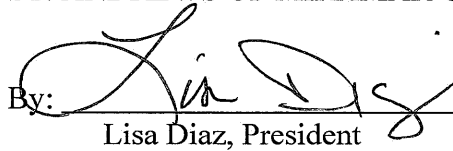
As required by law, all unit owners will be mailed or delivered a Second Notice of the election which will include a ballot to vote for the candidates for the Board, along with any information sheets which are timely submitted by prospective candidates. Instructions for voting procedures will also be provided.

Voting certificates, if applicable, shall designate who votes for a particular Unit. Voting rights shall be determined pursuant to the By-laws of the Association. For your convenience, a voting certificate, which should be used by you if same is necessary, is provided along with this First Notice. If a voting certificate is necessary for your Unit and one is not already on file with the Association (or if you desire to change any such voting certificate which is on file with the Association), please file same with the Association at its office prior to the scheduled Annual Meeting.

Your Association, which is the governing body of St. Andrews of Miramar Condominium, is a most important part of your condominium life and has been organized for the benefit of all condominium owners. Accordingly, we would strongly urge you to make your selection of your directors with the utmost of care and consideration, as those directors will have the responsibility of running the affairs of your condominium, as well as the business of the Association. This meeting is your opportunity to vote for and participate in the election of those persons who will be your "voice in government" and, therefore, the return of your ballot (which you will receive in approximately thirty to forty days) is most important.

Sincerely,

ST. ANDREWS OF MIRAMAR CONDOMINIUM ASSOCIATION, INC.

By:  _____
Lisa Diaz, President

NOTICE OF CANDIDACY

FOR ELECTION TO THE BOARD OF DIRECTORS OF
ST. ANDREWS OF MIRAMAR CONDOMINIUM ASSOCIATION, INC.

IF YOU WISH TO BE CONSIDERED AS A CANDIDATE FOR ELECTION TO THE BOARD OF DIRECTORS OF ST. ANDREWS OF MIRAMAR CONDOMINIUM ASSOCIATION, INC., PLEASE COMPLETE AND SUBMIT THE FOLLOWING FORM TO THE ASSOCIATION'S PROPERTY MANAGER, SONIA MCNAB, **BY NO LATER THAN THURSDAY, NOVEMBER 5, 2026.**

THE ANNUAL MEETING WILL BE HELD ON **TUESDAY, DECEMBER 15, 2026** AND FIVE (5) MEMBERS WILL BE ELECTED TO THE BOARD OF DIRECTORS.

TO: ST. ANDREWS OF MIRAMAR CONDOMINIUM ASSOCIATION, INC.

Please be advised that I intend to be a candidate for the Board of Directors in the upcoming election.

- ☐ Attached please find my information sheet.
- ☐ I will not be submitting an information sheet.

DATED _____, 2026

UNIT OWNER (or another eligible person)

Print Name: _____

Owner of Unit No.: _____

NAME OF CANDIDATE: _____

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

VOTING CERTIFICATE

DATE: _____

THIS IS TO CERTIFY that the undersigned, constituting all of the record title owners of the Condominium Unit No. _____ of St. Andrews of Miramar Condominium, have designated:

(Insert name of one person only)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the St. Andrews of Miramar Condominium Association, Inc. (the "Association") and for all other purposes provided by the Declaration of Condominium, the Articles of Incorporation and By-Laws of the Association.

This Certificate is made pursuant to the Declaration of Condominium and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

THIS CERTIFICATE MUST BE SIGNED BY ALL OWNERS OF THE UNIT OR THE PROPER CORPORATE OFFICER(S).

Signature

Print Name:

Entity Name (if applicable):

Title (if applicable):

Dated:

Signature

Print Name:

Entity Name (if applicable):

Title (if applicable):

Dated:

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate may (but is not required to) be filed designating one of them as the person entitled to vote, signed by John Doe and Jim Doe.
- (ii) Unit owned by ABC Corporation. Voting Certificate must be executed by an appropriate officer of that corporation designating the person entrusted to vote on behalf of the corporation.
- (iii) Unit owned by John Jones. Unit owned by only one person does not require a Voting Certificate.
- (iv) Unit owned by John Doe and Jane Doe (husband and wife). A Voting Certificate is not required designating one voting representative.