

Dear Unit Week Owner:

The annual meetings of the Membership and of the Board of Directors of The Islander Condominium Association, Inc. will be held on Saturday, October 25, 2025, beginning at 11:00 A.M., Eastern Daylight Time, at Holiday Inn St. Petersburg West, 1200-34th Street North, St. Petersburg, Florida 33713. To attend the annual meetings via Zoom:

Direct Link - If you are viewing this notice by email or online, you may click this Zoom link::
<https://us06web.zoom.us/j/5218603946?pwd=viAbMXCBRacGNFFwvhhAtne90JWSKg.1&omn=87840605815>

Meeting ID & Passcode - If you are looking at a printed letter or prefer not to type the full link, go to www.zoom.com (or open the Zoom app), click on "Join a Meeting", and enter the following Meeting ID and Passcode: **Meeting ID: 521 860 3946** **Passcode: pAD3Jn**

Enclosed please find Notices of the annual meetings of the Membership and of the Board of Directors, Agendas for each meeting, and the Membership Annual Meeting Proxy. The purpose of the annual meeting of the Membership is to elect all of the members of the Board of Directors; and to conduct such other business as may be brought before the Membership. Please see the Agenda included in the enclosed Notice of the Annual Meeting of the Membership of The Islander Condominium Association, Inc.

There are ten (10) candidates for election to the Board of Directors. Candidates are listed on the Proxy in alphabetical order by last name. The enclosed candidate information sheets are also placed in this package in alphabetical order by last name.

Please fill in the blank spaces in the enclosed Annual Meeting Proxy, check the boxes next to the names of A MAXIMUM OF FIVE (5) of the listed candidates for election, and have all Unit Week Owners sign the Proxy. Then mail the Proxy to the Association at Post Office Box 3252, Seminole, Florida 33775-3252, or send it to the Association via email at islandervote2025@gmail.com.

If you own more than one Unit Week, and you are casting the same vote for all of your Unit Weeks, you may use one proxy and list all of your Unit Weeks together on the proxy. If you wish to cast different votes for different Unit Weeks, you must complete a separate proxy for each single or group of Unit Weeks voting differently.

Pursuant to Section 5 of Article III of the Bylaws of the Association, the elected Directors have staggered terms. However, the terms of all of the current Directors will expire at the annual meeting. In order to continue to have staggered terms, in accordance with Section 5 of Article III of the Bylaws, the two (2) Directors receiving the highest number of votes shall each serve two (2) year terms, and the other elected Directors shall each serve a one (1) year term.

Return your paper Proxy by first class U.S. mail or Canada Post addressed to The Islander Condominium Association, Inc. at Post Office Box 3252, Seminole, Florida 33775-3252.

Or send a copy of your completed Proxy to the Association via email at IslanderVote2025@gmail.com. If you elect to send your Proxy to the Association via email, you will be waiving any secrecy of your Proxy.

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

IT IS VERY IMPORTANT THAT YOU FILL OUT, SIGN AND RETURN THE ENCLOSED PROXY TO THE ASSOCIATION, EVEN IF YOU PLAN TO ATTEND THE ANNUAL MEETING OF THE MEMBERSHIP IN PERSON. THAT WAY, IF YOUR PLANS CHANGE, YOUR VOTE WILL STILL BE COUNTED. **TO BE COUNTED, WHETHER YOU MAIL OR EMAIL YOUR PROXY, IT MUST BE RECEIVED BY THE ASSOCIATION NO LATER THAN 11:00 A.M. EASTERN DAYLIGHT TIME, ON SATURDAY, OCTOBER 25, 2025.**

Respectfully,

The Board of Directors
The Islander Condominium Association, Inc.
Post Office Box 3252
Seminole, Florida 33775-3252

**SECOND NOTICE OF THE ANNUAL MEETING OF THE MEMBERSHIP OF
THE ISLANDER CONDOMINIUM ASSOCIATION, INC.**

Place of Meeting: Holiday Inn St. Petersburg West, 1200-34th Street North, St. Petersburg, Florida 33713

Attend via Zoom: **Direct Link** - If you are viewing this notice by email or online, you may click this Zoom link:

<https://us06web.zoom.us/j/5218603946?pwd=viAbMXCBRacGNFFwvhhAtne90JWSKg.1&omn=87840605815>

Meeting ID & Passcode - If you are looking at a printed letter or prefer not to type the full link, go to www.zoom.com (or open the Zoom app), click on “Join a Meeting”, and enter the following Meeting ID and Passcode:

Meeting ID: 521 860 3946 Passcode: pAD3Jn

Date of Meeting: Saturday, October 25, 2025

Time of Meeting: 11:00 A.M. Eastern Daylight Time

Purpose of Meeting: To elect all of the members of the Board of Directors; and to conduct such other business as may be brought before the Membership. Please see the following Agenda.

AGENDA

1. Call to order
2. Collection of proxies from Members in attendance
3. Verification of quorum and Proof of Notice
4. Counting of proxies
5. Reports of Officers
6. Old business
7. New business
8. Announcement of newly elected Directors
9. Adjournment

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**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
THE ISLANDER CONDOMINIUM ASSOCIATION, INC.**

Place of Meeting: Holiday Inn St. Petersburg West, 1200-34th Street North, St. Petersburg, Florida 33713

Attend via Zoom: **Direct Link** - If you are viewing this notice by email or online, you may click this Zoom link:

<https://us06web.zoom.us/j/5218603946?pwd=viAbMXCBRacGNFFwvhhAtne90JWSKg.1&omn=87840605815>

Meeting ID & Passcode - If you are looking at a printed letter or prefer not to type the full link, go to www.zoom.com (or open the Zoom app), click on “Join a Meeting”, and enter the following Meeting ID and Passcode:

Meeting ID: 521 860 3946 Passcode: pAD3Jn

Date of Meeting: Saturday, October 25, 2025

Time of Meeting: Immediately following the annual meeting of the Membership

Purpose of Meeting: To elect Officers; and to conduct such other business as may be brought before the Directors. Please see the following Agenda.

UNIT WEEK OWNERS WILL NOT BE ENTITLED TO VOTE ON MATTERS COMING BEFORE THE BOARD AT THIS MEETING. UNIT WEEK OWNER PARTICIPATION WILL BE STRICTLY GOVERNED BY THE ATTACHED ISLANDER CONDOMINIUM ASSOCIATION, INC. RULES GOVERNING THE FREQUENCY, DURATION AND MANNER OF UNIT WEEK OWNER STATEMENTS AT BOARD MEETINGS, COMMITTEE MEETINGS AND UNIT WEEK OWNER MEETINGS EFFECTIVE AS OF OCTOBER 28, 1997. PLEASE SEE THE COPY OF THOSE RULES ATTACHED TO THIS NOTICE.

AGENDA

1. Call to order
2. Verification of quorum
3. Election of Officers
4. Old business
5. New business
6. Adjournment

THE ISLANDER CONDOMINIUM ASSOCIATION, INC.

**RULES GOVERNING THE FREQUENCY, DURATION AND
MANNER OF UNIT WEEK OWNER STATEMENTS
AT BOARD MEETINGS, COMMITTEE MEETINGS AND
UNIT WEEK OWNER MEETINGS**

The following rules were adopted by the Board of Directors of The Islander Condominium Association, Inc., a Florida corporation not for profit, at a duly called and noticed meeting of the Board held on October 28, 1997:

1. Subject to the following rules, the provisions of Chapters 718 and 721, Florida Statutes, and Rule 61B-23.002(8) and (9), Florida Administrative Code, every owner who so desires may speak at any meeting of the Board of Directors, any committee of the Board or the Association, or the unit week owners, and there shall be no limitation on the total number of unit week owners authorized to speak at a meeting.
2. The maximum time a unit week owner may speak at a meeting shall be limited to three (3) minutes.
3. A unit week owner desiring to speak at a meeting must file a written request with the Board of Directors a reasonable time in advance of the meeting. For regular and special meetings of the Board of Directors or any committee, the request must be filed not less than twenty-four (24) hours before the date and time of the meeting. For regular and special meetings of the unit week owners, the request must be filed not less than seventy-two (72) hours before the date and time of the meeting.
4. A unit week owner desiring to speak at a meeting of the Board of Directors or any committee shall limit his or her comments to the agenda item then being addressed by the Board or committee.
5. Any unit week owner may tape record or videotape meetings of the Board of Directors, committee meetings, or unit week owner meetings, subject to the following restrictions:
 - a. the only audio and video equipment and devices which unit week owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions.
 - b. audio and video equipment shall be assembled and placed in position in advance of the commencement of the meeting.
 - c. anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.
 - d. Advance written notice shall be given to the Board of Directors by any unit week owner desiring to utilize any audio or video equipment. For regular and special meetings of the Board of Directors or any committee, the notice must be filed not less than twenty-four (24) hours before the date and time of the meeting. For regular and special meetings of the unit week owners, the notice must be filed not less than seventy-two (72) hours before the date and time of the meeting.
6. Any amendment to these rules regarding unit week owner participation at meetings shall be adopted by the Board of Directors at a duly called and noticed meeting, and copies thereof shall be delivered to all members of the Association.



Dear Islander Owners,

This year's election is one of the most important in our history. We are at a true crossroads — whether the path forward leads to repair, rebuild, or sale, the decisions made in the coming months will shape the future of The Islander for years to come.

We are fortunate to have 10 strong candidates willing to step forward and serve on the Board of Directors. Each brings unique skills, experience, and perspectives, but all share the same commitment: to represent owners, protect our investment, and preserve the spirit of The Islander.

Your participation is critical. A strong, engaged Board chosen by the owners will ensure that every option is carefully evaluated, every dollar is accounted for, and every voice is heard. Please take the time to review each candidate's information sheet in this packet and **Return Your Completed Proxy Today**. Proxies can be returned by: **US Mail** or **Email**. *Instructions on reverse side.*

 **Don't Wait - submit your vote as soon as possible to ensure it is received and counted before the Annual Election on October 25, 2025.**

Together, we can build a Board that will guide us through this transition and lead The Islander toward a strong and sustainable future.

Board of Directors Election – Candidate Information

There are 10 candidates for the Board of Directors. Candidate information sheets are included on the following pages.


- Candidates are presented in alphabetical order by last name.
- No preference or ranking is implied.
- To conserve paper and help reduce printing and mailing costs for The Islander, the information sheets are printed double-sided.
- Each page is marked 'Candidate Information – Page X of 10' in the lower right hand corner of each page to help ensure all candidates are reviewed.

Index of Candidate Information Sheets

Candidate Name	Page Number
Elaine Certa-Morrison	Page 1 of 10
Jeremy Ebdrup	Page 2 of 10
Ryan Ebdrup	Page 3 of 10
Jack Henry	Page 4 of 10
Mitch Ivey	Page 5 of 10
Lisa Joaquin	Page 6 of 10
Jennifer Mahoney	Page 7 of 10
Richard Marrero	Page 8 of 10
Ray Stearns	Page 9 of 10
Jodi Wheeler	Page 10 of 10

Return Your Completed Proxy Today

Proxies can be returned by:
US Mail
or
Email

 *Detailed instructions are included on the reverse side. Please review before completing your proxy.*

Turn Me Over 

Instructions for Completing and Returning Your Annual Meeting Proxy

Your Proxy is located on the LAST PAGE of this packet of information

1. Fill in Your Unit and Week Numbers

Enter your Unit # and Week # in the spaces provided on the proxy form.

You may list up to 20 weeks on one proxy if you are voting the **same way** for all of them.

* If you want to vote differently for certain weeks, complete a separate proxy for those weeks.

2. Appoint Your Proxyholder

Print the full name of the person you choose to represent you. (on the line indicated to appoint(s) see image below) If you do not list a name, your proxy defaults to the Association Secretary (Jack Henry).

appoint(s)

**PRINT NAME OF PROXYHOLDER WHO WILL BE
ATTENDING THE SPECIAL MEETING IN PERSON
(NOT THE UNIT WEEK OWNER)**

Write Your Proxyholder Name Here

3. Choose the Type of Proxyholder Authority

General Powers – gives your proxyholder authority to vote on all matters (if you choose this option, the proxyholder you appoint will have the power to vote however they see fit on your behalf)

Limited Powers – you decide who you want to vote for. You must indicate your vote for candidates in the space(s) provided.

4. Vote for the Candidates You Have Selected (if Limited Powers)

Mark an “X” next to the candidate(s) you support.

You may vote for up to **five (5) candidates total**.

Voting for more than five, or giving more than one vote to a candidate, will invalidate your proxy.

5. Print, Sign and Date (on the back side of the form)

Each Unit Week Owner listed on the deed must sign AND print their name AND date the proxy
Unsigned proxies cannot be counted.

6. Return Your Proxy

You may return your proxy by:

Mail: The Islander Condominium Association, Inc.
Post Office Box 3252
Seminole, Florida 33775-3252

Email: IslanderVote2025@gmail.com

Email is the Fastest Way
To Cast Your Vote

Deadline: Proxies must be **received by 5:00 p.m. EST on Friday, October 24, 2025.**

Please return promptly to avoid mail delays.

♦ **Important** ♦

**Please complete and return your proxy right away
to ensure your vote will be counted.**

Elaine Certa-Morrison

Having previously served on the Board of Directors at the Islander for several years, I am once again running for a position on the Board and I am asking for your vote. My husband and I have been owners at The Islander since 1996, and we currently own 20 weeks with an additional week forthcoming. When elected, I promise to represent you by being honest, transparent and I will work closely with the other newly elected Board members. I am fully aware of the difficult times ahead, and the tough decisions that we now face. I promise to work hard to protect our mutual stake in the Islander.

As a prior board member at the Islander, I was the board liaison who arranged to have Spectrum, our internet and television provider, improve our wireless connection for each unit, as well as the resort. I was involved in enlarging the office and reconfiguring Unit 19 along with Heidi Learn, our prior Property Manager. It was my suggestion that any association owned weeks be offered to the current owners, thereby selling the units and removing the "Bad Debt" that the Islander had incurred in previous years. I am familiar with budgeting, reserve funds and capital improvements, while always watching the financial bottom line.

I am aware of the Florida Statutes Chapter 718 and 721 that govern the Islander along with our Declaration, By-Laws, and Amended Declarations. In addition, I am certified by the Florida Department of Business and Professional Regulation, which qualifies me to serve on our Board of Directors.

I will always be available to answer any questions or concerns you may have and I look forward to representing you.

I thank you for your vote Elaine Certa-Morrison 201-286-4276.



CANDIDATE INFORMATION SHEET
The Islander Condominium Association, Inc.

Candidate Name: Jeremy R. Ebdrup

Unit Ownership: Two rooms (#8 and #16), Week 30 (owner for 15 plus years)

Background & Qualifications

I am a long-standing owner at The Islander and have been actively engaged since 2014. My professional experience includes leadership as an Army Engineer Officer and as a civilian in both Department of Defense and the Aerospace Industry, program management, contract management, and budget planning and management. Proven success in organizational change of two organization and guiding these organization through budget constraints and COVID. I believe in leading by example and being upfront with stakeholders (Islander Owners). I believe in transparency and providing the same information to all stakeholders. I believe in protecting the place where my children grew up and have come to love as young adults.

Education

- **Master of Arts; Procurement & Acquisitions Management** – Webster University
- **Organizational Leadership, Management, and Planning** – US Army Command and General Staff College
- **Bachelor of Arts; Criminology** – University of South Florida

Certifications

- DAWIA Level III Program Manager
- DAWIA Level III Contracting
- Lean Six Sigma – Black Belt

Leadership Experience

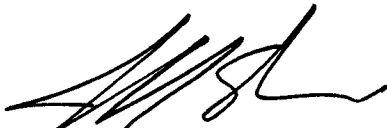
- Extensive background in contract management with the largest being \$9.8 billion
- Strategic planner at all levels of an organization and understand the need of stakeholder buy-in
- Transparent communication is the key to any organization, especially during difficult times
 - Led two organization through transformation utilizing transparency with success
- Strong track record of team building with an emphasis on achieving the end goal
- Led and managed from small cross functional teams to organizations in excess of 300 employees

Commitment to The Islander

If elected, I will:

- Ensure the future generations can enjoy we and our families have enjoyed for years
- Update the bylaws to reflect current times
- Transparency in all aspects of financial, management, meetings, and resources
- Ensure that all owners are heard, respected, and represented
- Advocate for open communication and timely access to information
- Work collaboratively to protect and enhance the value of our community

I respectfully ask for your support and your vote for the Board of Directors.



Jeremy R. Ebdrup

CANDIDATE INFORMATION SHEET

The Islander Condominium Association, Inc.

Candidate Name: Ryan Ebdrup

Unit Ownership: Two rooms (#8 and #16), Week 31 (Owner since 2014)

Background & Qualifications

I am a long-standing owner at The Islander and have been actively engaged since 2014. My professional experience includes leadership *in healthcare operations, contract management, and financial oversight, with proven success in guiding organizations through both routine operations and complex challenges.*

Education

- **Doctor of Nursing Practice (DNP)** – University of Central Florida
- **Master of Science (MS)** – Barry University

Certifications

- **Diversity, Equity, and Inclusion (DEI) Certification**
- **Six Sigma Lean Certification**

Leadership Experience

- Extensive background in managing million-dollar budgets and healthcare contracts.
- I am skilled in strategic planning, compliance, and transparent communication.
- Strong track record of building consensus and leading with accountability.
- Proven success in increasing employee engagement and retention through supportive leadership, effective communication, and team development.

Commitment to The Islander

If elected, I will:

- Promote financial transparency and responsible management of Association resources.
- Ensure that all owners are heard, respected, and represented.
- Advocate for open communication and timely access to information.
- Work collaboratively to protect and enhance the value of our community.

I respectfully ask for your support and your vote for the Board of Directors.

Ryan Ebdrup

MY NAME IS JACK HENRY AND I AM GIVING NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS OF THE ISLANDER CONDOMINIUM ASSOCIATION.

I HAVE BEEN AN OWNER SINCE 1982 AND WAS THE SECOND PRES FOR FOUR YEARS AFTER WE TOOK THE ISLANDER FROM THE DEVELOPER. I WAS PRES WHEN WE HAD TO DECLARE BANKRUPTCY TO CLEAR THE ISLANDER OF THE MESS THE DEVELOPER HAD LEFT US IN. AS PRES I LEARNED HOW THE ISLANDER WORKS AND READ THE CONDO DOCUMENTS. I HAVE A COLLEGE DEGREE IN ELECTRONICS FROM THE UNIVERSITY OF ALASKA. OWNED A SPORTING GOODS BUSINESS FOR FIVE YEARS & WORKED FOR A MEDICAL MANUFACTURING COMPANY AS A PRODUCTION MANAGER,

Jack Henry

Candidate Information Sheet – Mitch Ivey

Dear Members of the Board and Fellow Owners,

I am writing to formally express my interest in serving on the Board of Directors for The Islander Condominium Association. My qualifications combine hands-on community board leadership, non-profit governance experience, and 30 years of executive-level business and strategic advisory experience:

Association Leadership:

I previously served as a board member of the Wexford Homeowners Association for four years, including two years as President. In that role, I worked collaboratively with fellow residents and board members to manage repairs, budgets, and owner relations—always with a strong focus on transparency, listening, and practical decision-making.

Non-Profit Board Experience:

I have served on the boards of several non-profit organizations, including: the Norwood Boys and Girls Club, Special Growers, and Partners in Christ. These roles reinforced my commitment to inclusive leadership, resource stewardship, and mission-driven results.

Professional Experience:

Professionally, I am a retired Partner at PricewaterhouseCoopers (PwC) where I worked in the Advisory Services practice. In that capacity, I provided clients with strategic and tactical guidance through complex business and technology transformations. I also served as a leadership advisor and coach to executive teams, helping them align on clear strategies and execute effectively.

My Commitment to The Islander Community:

If elected to the Board, I will prioritize:

- Transparency in all board decisions and communications
- Better connection and engagement between owners and their elected representatives
- Thorough evaluation of all recovery and rebuilding options, ensuring we pursue the most financially sound and community-aligned path forward
- A willingness to explore worst-case scenarios without assuming urgency or pressure, so that owners can make informed decisions based on facts, not fear

I believe that the owners deserve a consistent and open line of communication with their Board, and I will work to ensure that each of us is well-informed and represented—especially as we face important decisions about repair, rebuilding, or potential alternatives.

Thank you for your consideration of my nomination. I look forward to continuing the conversation and, if elected, serving this community with integrity and care.

Warm regards,

Mitch Ivey

Email: mrivey@mac.com

Units: 2 & 16 / Week 22 (15 years)

Candidate Bio – Lisa Joaquin

I am officially putting my name forward to run for the Board of Directors at The Islander.

As a long-time owner and active real estate professional, I bring a strong mix of business expertise, specialized training, and community commitment.

- **Licensed Realtor with Charles Rutenberg Realty** – Representing buyers and sellers across Florida, with extensive hands-on experience in contracts, negotiations, and problem-solving. I have also managed properties and have overseen multiple home renovations and flips, giving me practical knowledge in budgeting, scheduling, and working with vendors.
- **Advanced Training & Certifications** – Certified *Real Estate Negotiation Expert* and coursework toward the *Graduate, REALTOR® Institute* designation, in addition to specialized training focused on both buyers and sellers. These programs emphasize communication, strategy, and creative solutions that directly translate into effective board leadership.
- **Entrepreneur & Advocate** – Founder of multiple businesses with a focus on marketing, legal document preparation, and estate planning. My experience includes revocable living trusts, pour-over wills, powers of attorney, advance healthcare directives, and summary probate (summary administration), and warranty/quit claim deeds (including recording and coordination with title companies). I also serve as a Florida notary and remote online notary (RON). All of my work is built on transparency, organization, and client trust.
- **Community Representative** – Actively working with the Pinellas County Historical Preservation Planner along with the Florida Department of State Bureau of Historic Preservation to secure options for The Islander, ensuring owners are fully informed of repair and preservation opportunities.
- **Local Owner** – I live just minutes away from The Islander, giving me the ability to stay engaged and responsive to community needs.
- **Prior Board Experience** – Previously served on the Board of Timberwoods Condominiums, providing valuable insight into association operations and owner representation.

I am known as a **problem solver** who is not afraid to get creative to find solutions. My approach is rooted in transparency, fairness, and making sure every owner has access to the facts needed to make informed decisions. I would be honored to earn your support and represent you on the Board. Together, we can protect our investments, preserve the unique character of The Islander, and ensure a strong future for all owners.

CANDIDATE INFORMATION SHEET

The Islander Condominium Association, Inc.

Candidate Name: Jennifer Mahoney

Unit Ownership: Four rooms week 27 room 7, Week 31 room 11, Week 32 room 1 & 11

Background & Qualifications

I am a long-standing owner at The Islander with the desire to work in the best interest of preserving The Islander as a quaint family-centered timeshare on North Redington Beach. My professional experience includes large organization operations, leadership, budgetary oversight, strategic planning, and project management.

Education

- **Bachelor of Science in Nursing** – University of North Florida

Leadership Experience

- Extensive background in managing a half million-dollar budget for my department.
- I am skilled in the execution of brand acquisition within a large organization.
- Strong track record leading a team of 20 plus with clear expectations, accountability, and transparency resulting in high consumer and employee satisfaction.

Commitment to The Islander

If elected, I will:

- Collaborate to ensure mutual respect and accountability within the Board.
- Ensure that all owners are heard, respected, and represented.
- Advocate for open communication and timely access to information via multiple routes to ensure all demographics are kept up to date.
- Work collaboratively to protect and enhance the value of the local community.

I respectfully ask for your support and your vote for the Board of Directors.

Jennifer Mahoney

Richard Marrero
Owner Room 13 Week 31

Dear Islander Owners,

I hope this letter finds you well. I am running for a position on the Islander Condominium Association board of directors in the upcoming election.

I grew up in Tampa, FL after my parents moved down from New York. I live with my wife and daughter in Land O Lakes, FL. As someone who has been enjoying the islander for many years with my family, I am excited about the opportunity to contribute in a meaningful way. I bring over 21 years of leadership and management experience and I am confident in my ability to serve with transparency, organization, and a commitment to open communication.

I work for a very successful retail store in Florida. I am currently a store manager for one of their locations, leading 150 associates and managers. I have been with the company for 28 years—21 of those in a management role. My background has equipped me with strong leadership, communication, and organizational skills that directly apply to serving on the board. I care about the future of the Islander family. I will try to instill a culture of service that will feel welcoming for all owners, and well-maintained going forward.

My Focus as a Board Member:

- Improve communication between the board and owners
- Keep meetings focused, efficient, and action-oriented
- Support thoughtful Islander improvements and responsible budgeting
- Create a respectful and inclusive environment for all voices to be heard

I am ready to serve with professionalism, integrity, and a strong sense of responsibility. I appreciate your time and would be grateful for your support in the upcoming election.

Warm regards,
Richard Marrero
813-546-1566
Tatopsi99@yahoo.com

Ray Stearns

I would like to submit my name for consideration for the board of directors at the Islander. I have been a resident of Pinellas county since 1965. I own 6 weeks currently at the islander and have been an owner since 1883. I am a retired firefighter and served 30 years in Largo Florida. I have served in the past on the board of directors since 1995 and have either been thru or came over to assist after every hurricane or damage to the islander. I am currently on the board as president. I have extensive experience and knowledge of maintenance and the day to day operations of the islander. I would appreciate your vote.

Jodi Wheeler
Timeshare Owner, The Islander Resort

jodi_wheeler@yahoo.com | (614) 519-8011

Why I'm Running

As a fellow timeshare owner, I'm running for the Board because I care deeply about our Islander Resort community—just like you. I want to bring clear, honest leadership that puts everyday owners first. With my background in strategic procurement and operations for major global companies, I will fully do my due diligence to ensure all avenues for the future of The Islander are reviewed—from repairs and historic preservation to long-term sustainability—and communicated frequently and transparently to all owners. If repairs are not financially an option after this thorough due diligence, I'll communicate this clearly and start the process to sell, ensuring everything is looked into and a proper process is followed to reach the correct decision. I'll help get our repairs done affordably and efficiently, while making sure everyone's voice is heard. Let's focus on building a bright future so we can enjoy our time here without worry.

Professional Qualifications

With over 20 years in global procurement and sourcing leadership, I've honed skills in negotiating vendor contracts, managing multimillion-dollar budgets, and driving cost savings across diverse operations. During corporate challenges like bankruptcy, I've coordinated supplier communications to secure credits and ensure continuity, much like navigating The Islander damage recovery project plan. Today, as part of a global eSourcing team, I analyze spend data to identify savings opportunities and maintain dashboards for project tracking—skills that position me to optimize our Board's vendor selections, track repair budgets with data-driven insights, and protect community assets through strong compliance and risk management.

Education

Associate's Degree in Paralegal Studies, American Institute for Paralegal Studies

I'm excited to serve with practical, results-oriented leadership. Please vote for me on October 25, 2025—together, we'll repair, rebuild, and relax with peace of mind at The Islander Resort!



Dear Islander Owners,

We are writing to provide you with important updates regarding the Association's annual budget, election materials, **and how we can improve communication with all of you moving forward.**

Why the Budget Is Not Included in This Mailing

Traditionally, the proposed annual budget is sent to owners at the same time as the election mailing. This year, however, circumstances are different. Several critical developments are still in motion—such as the pending historic eligibility determination and a higher property appraisal—which may directly affect our financial planning.

Preparing a finalized budget now would mean working from speculation rather than facts. Instead, the Board believes it is in everyone's best interest to wait until we have accurate information before finalizing the numbers. Please know that the Association is required to have an approved budget in place before year-end, and we will ensure full compliance. Owners will receive the budget once it is ready and based on the most reliable information available.

Moving Toward More Efficient Communication

One of the biggest challenges we face as an Association is the cost and effort involved in printing and mailing notices. To reduce expenses and provide you with faster, more reliable updates, we are asking all owners to **opt in to receive official Association communications by email.**

This will:

- Save substantial postage and printing costs.
- Allow you to receive notices and documents immediately, rather than waiting on mail delivery.
- Help the Association direct more resources toward property improvements instead of administrative overhead.

We have included instructions with this mailing for how you can quickly and securely provide your email address. You may return the enclosed form (*see reverse side*) or use the online option www.theislandernrbfl.com/optin we've provided for your convenience.

Looking Ahead: A Member Portal

The Board will also be exploring the creation of a password-protected members' area. This would give owners secure access to:

- Meeting minutes and Association documents.
- Payment options for fees.
- Rental listings and owner services.
- Updates on projects and Board actions.

This is part of our effort to bring The Islander into the 21st century while preserving the unique character of the property we all cherish.

Staying Connected

We recognize this has been a challenging time, but also one filled with opportunity. By keeping communication open and moving toward modern solutions, we can make the best decisions together for The Islander’s future.

Thank you for your patience, your participation, and your continued love for our Islander community. Please take a moment to complete the electronic communication opt-in—it’s one of the most important steps we can take right now to strengthen our Association.

Warm regards,
The Board of Directors
The Islander Condominium Association, Inc.

Stay Informed – Email Consent (Optional)

Help us reduce costs and keep you updated quickly!

IMPORTANT:

Even if you are already receiving email updates from the Association, Florida law requires your written consent to send official notices and communications by email. This form ensures your email address is legally registered for official use.

Best Option (recommended):



Visit www.theislandernrbfl.com/opt-in or scan this QR code to securely opt-in to receive email communications.



Optional – if you prefer to mail this form back: *(You can send it back with your proxy)*

Owner #1 Name(s): _____ Email: _____

Owner #2 Name(s): _____ Email: _____

Owner #3 Name(s): _____ Email: _____

Unit # _____ / Week _____ Unit # _____ / Week _____ Unit # _____ / Week _____

Unit # _____ / Week _____ Unit # _____ / Week _____ Unit # _____ / Week _____

Unit # _____ / Week _____ Unit # _____ / Week _____ Unit # _____ / Week _____

☐ I/we consent to receiving official association notices and communications by email instead of mail.

Phone #: (_____) _____ (for clarification if needed)

THE ISLANDER CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING PROXY

The undersigned Owner(s) or Designated Voter of the following Unit Week(s) at The Islander, a Condominium,

<u>Unit #</u>	<u>Week #</u>	<u>Unit #</u>	<u>Week #</u>	<u>Unit #</u>	<u>Week #</u>	<u>Unit #</u>	<u>Week #</u>	<u>Unit #</u>	<u>Week #</u>
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

appoint(s) _____

**PRINT NAME OF PROXYHOLDER WHO WILL BE
ATTENDING THE SPECIAL MEETING IN PERSON
(NOT THE UNIT WEEK OWNER)**

or, if left blank, the Secretary of The Islander Condominium Association, Inc., as my proxyholder to attend the annual meeting of the Members of The Islander Condominium Association, Inc. to be held on Saturday, October 25, 2025, at 11:00 A.M. Eastern Daylight Time, at Holiday Inn St. Petersburg West, 1200-34th Street North, St. Petersburg, Florida 33713. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

YOU MAY CHOOSE TO GRANT GENERAL POWERS, LIMITED POWERS OR BOTH. Check "General Powers" if you want your proxyholder to vote on any and all issues which might come up at the meeting and for which a limited proxy is not required. Check "Limited Powers" if you want to restrict how your proxyholder votes on a specific issue.

_____ "GENERAL POWERS" I authorize and instruct my proxy to use his or her best judgment on all matters which properly come before the meeting and for which a general power may be used.

_____ "LIMITED POWERS" (**FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW**). I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as indicated below. **YOU MAY CAST ONLY ONE (1) VOTE PER CANDIDATE FOR UP TO A MAXIMUM OF FIVE (5) CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS, IF YOU CAST MORE THAN ONE (1) VOTE FOR ANY CANDIDATE, OR IF YOU VOTE FOR MORE THAN FIVE (5) CANDIDATES, YOUR BALLOT WILL NOT BE COUNTED. PLACE AN "X" IN THE SPACE IMMEDIATELY PRECEDING THE CANDIDATE(S) YOU ARE CHOOSING:**

_____ Elaine Certa-Morrison	_____ Mitch Ivey	_____ Ray Stearns
_____ Jeremy R. Ebdrup	_____ Lisa Joaquin	_____ Jodi Wheeler
_____ Ryan Ebdrup	_____ Jennifer Mahoney	
_____ Jack Henry	_____ Richard Marrero	

Signature of Unit Week Owner

Printed Name of Unit Week Owner

Signature of Additional Unit Week Owner

Printed Name of Additional Unit Week Owner

Signature of Additional Unit Week Owner

Printed Name of Additional Unit Week Owner

Date: _____

SUBSTITUTION OF PROXYHOLDER
(OWNER DOES NOT FILL OUT OR SIGN)

I, the Proxyholder named above, hereby designate _____ to act in my place and stead at the annual meeting of the membership of The Islander Condominium Association, Inc., a Florida corporation not for profit, which meeting is to be held to be held on Saturday, October 25, 2025, at 11:00 A.M., Eastern Daylight Time, at Holiday Inn St. Petersburg West, 1200-34th Street North, St. Petersburg, Florida 33713, as the holder of each and every proxy in which I am named as holder, as fully as if I were personally present at such meeting.

This designation shall remain valid and in full force and effect for such special meeting and any adjournment thereof, unless automatically revoked by my attendance at such meeting or any such adjournment of such meeting.

Dated this _____ day of _____, 2025.

Signature of **Proxyholder**

Printed Name of **Proxyholder**

THIS PROXY IS REVOCABLE BY THE UNIT WEEK OWNER(S) AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT THEREOF. 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.