MAJESTIC ISLES ASSOCIATION, INC.

SECOND NOTICE OF ELECTION OF DIRECTORS AND ANNUAL MEMBERSHIP MEETING

TO: Owners

On **Monday, December 1, 2025, at 1:00 PM in the Clubhouse, 10860 Imperial Seas Boulevard, Boynton Beach, FL 33437 and by Zoom Conference Call,** the Annual Membership Meeting of the Association will be held for the purpose of electing Three (3) Directors and any other business which may lawfully be conducted. Please see the enclosed agenda. The Zoom log-in information and electronic voting materials will be sent out by Get Quorum before the Annual Meeting date.

Twenty (20%) of all Association members must cast a ballot (paper or electronic) at the meeting for the election to be conducted. Please complete and submit your ballot which is enclosed with this notice.

For any additional business to be conducted at the annual meeting, a quorum of thirty (30%) percent of all Association members must be present, by absentee ballot, or by voting electronically. The Association Bylaws provide that absentee ballots count towards quorum, and Section 720.317(3), Fla.Stat., provides that electronic votes are counted towards quorum, so as long as you return the enclosed absentee ballot with the necessary envelopes, or vote electronically, you will be counted towards the quorum for the Annual meeting.

Enclosed with this notice is a ballot for the election of Directors as well as information sheets prepared by the candidates for the Board. The candidates 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 the position to verify the accuracy of the information, or statements contained therein and disclaims any responsibility for the information contained within the information sheets.

Please note the following information about **VOTING CERTIFICATES**:

> A **voting certificate** is for the purpose of establishing who is authorized to vote for a home owned by more than one (1) person, a corporation, or other legal entity. A voting certificate must be signed by all of the owners of the home.

NOTE: The deadline to submit your absentee ballot to the Association is **Monday, December 1, 2025, by 11:00 AM.** Ballots will be counted in time for the meeting on Monday, December 1, 2025, at 1:00 PM.

Thank you for your assistance in conducting the business of our Association.

BY ORDER OF THE BOARD OF DIRECTORS

Dated: October 24, 2025

MAJESTIC ISLES ASSOCIATION, INC.

NOTICE OF MEETINGS

Monday, December 1, 2025, at 1:00 PM
By Zoom Conference Call (Get Quorum – will send out information)
10860 Imperial Seas Boulevard, Boynton Beach, FL 33437

I. ANNUAL MEMBERSHIP MEETING

AGENDA:

1. Call to Order by Chairperson
2. Appointment of Inspectors of Election
3. Election of Three (3) Directors
4. Certifying of Quorum
5. Proof of Notice of the Meeting
6. Reading and Disposal of Any Unapproved Meeting Minutes
7. Reports of Officers
8. Reports of Committees
9. Unfinished Business
10. New Business
11. Adjournment

II. BOARD OF DIRECTORS' ORGANIZATIONAL MEETING

AGENDA:

1. Call to Order by Chairperson
2. Certifying of Quorum
3. Election of Officers
4. Bank Signature Cards & Resolutions
5. Distribution and Collection of Candidate Certifications
6. Adjournment

MAJESTIC ISLES ASSOCIATION, INC.

BALLOT FOR ELECTION OF DIRECTORS

Monday, December 1, 2025, at 1:00 PM

VOTE FOR NO MORE THAN THREE (3) CANDIDATES.
If you vote for more than three (3) candidates, your ballot will be invalid.

___ **LARRY COHEN**

___ **MARK FRIEDMAN**

___ **ALINE FRISCH**

___ **JOEL KLEIN**

___ **RALPH SHERMAN**

___ **ARLINE RUTSKY**

___ **ALAN STEVANS**

___ **MARCIA WEISS**

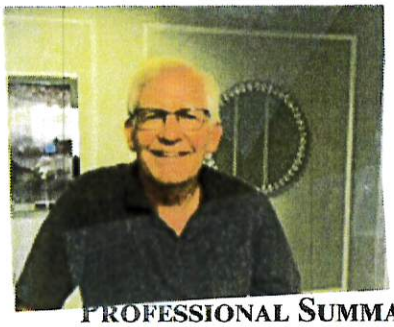
INSTRUCTIONS FOR MARKING AND RETURNING THE BALLOT FOR ELECTION OF DIRECTORS

1. The enclosed ballot lists all candidates who are qualified to run for the Board. Please cast your vote by marking the ballot with an "X" on the line next to the candidate's name.

2. The ballot must be placed and sealed in the *secret ballot envelope*. The ballot envelope must then be placed and sealed in the *ballot return envelope*, addressed to the Association.

3. You must fill in the unit information on the outside of the envelope addressed to the Association (back of envelope) and have all owners sign their/his/her name(s).

4. The ballot must be received by the Association by the appointed date and time of the meeting in order to be counted.



Larry Cohen

10549 Royal Caribbean Cir, Boynton Beach, Florida 33437
4437420043 - lcohen1217@yahoo.com

Professional Summary

Dynamic leader with extensive experience at Kings Point Flanders A Association, excelling in strategic planning & management. Achieved operational excellence by implementing five-year strategic plans & reducing costs through effective budget management. Proven ability to foster team collaboration & enhance organizational performance while maintaining integrity & ethics.

Skills

- Leadership team building
- Strategic planning
- Integrity and ethics
- Crisis management
- Organizational leadership
- Operational excellence
- Employee relations
- Budget management

Work History

01/2025 to Current
Committee Member
Majestic Isles Finance Committee – Boynton Beach, FL
- Attended committee meetings to propose & discuss management and investment ideas.
- Collaborated with fellow members to achieve consensus on key policy decisions, ensuring alignment with organizational goals.
- Provided insightful feedback on proposed initiatives, ensuring their successful implementation and sustainability.

01/2013 to 01/2025
President, Vice President, & Treasurer
Kings Point Flanders A Association – Delray Beach, FL
- Served as Treasurer for 2 years, VP for 2 years, and President for 6 years.
- Conducted monthly Board meetings as well as the annual Meetings.
- Managed crisis situations effectively amongst Board members as well as amongst residents.
- Enhanced Association performance by implementing 5 year strategic plans and overseeing daily operations.
- Prepared annual budget forecasts to meet organizational objectives.
- Reduced operational costs through strategic cost management initiatives.

08/1999 to 07/2015
Radio Host and Producer
Shalom USA Radio – Baltimore, MD
- Produced creative radio segments focused on music, current events and lifestyle topics.
- Recorded and edited interviews and audio clips for broadcast.
- Found, researched, fact-checked and wrote scripts for relevant topics in local news.
- Hosted music, news and interview segments for well-rounded radio shows.

07/1975 to 09/2013
Computer Systems Analyst and Supervisor
Social Security Administration Headquarters – Baltimore, MD
- Performed diagnostics to keep systems working as expected.
- Managed a diverse team of IT professionals, fostering a collaborative and supportive environment that encouraged innovation and growth.
- Trained employees on computer systems, providing thorough documentation.

Education

08/1978
Applied Mathematics & Computer Science
Towson University - Baltimore, MD

Mark Friedman

I grew up in Queens New York in a middle class family. Attended Queens college where I studied and graduated with a BA in computer science. After graduating I worked for Chemical Bank (later taken over by Chase) as a computer analyst. I was responsible for overall daily computer operations & programing in the government bond division for 3 years. After leaving Chemical bank I entered a family international business HYMO textile. I was mainly working with international clients and overseeing daily operations. While there I turned the company from a 1.5 million dollar a year business into at its peak to a 15 million dollar a year company. I started my own international business Startex industries in 1998 primarily focusing in trade between US and the Caribbean, Africa and South American areas.

In 2000 I branched out into the real estate world as well. For the last 25 years I have been the managing and controlling partner in Anisal Realty LLC. We manage properties throughout NYC and California.

I am currently the President of the Mens Club at the Great Neck Synagogue in Great Neck , NY. I also serve on several HOA boards on the East & West coast.

You will find me mostly at the community pool and I am always approachable and accessible in person or via phone, text and email. My hobbies include fishing, swimming, billiards, cards, gaming and running community events. I also have run several charity events raising well over 2 million dollars. The most recent was after Oct. 7th, were we raised over $425,000.00 and purchased a Critical Care Ambulance and Medi-cycle which were recently delivered to Israel.

My family life consists of my wife Meryl the sweetest girl here at Majestic isles and now an avid Mahjong player. My son Jared and wife Serah and grandson Issac & Reuven who live in LA, the Pico Robertson area. They both are very active in their Community. They met at The Johns Hopkins University, they both went on to do graduate work in California at Pepperdine(Masters) and USC(PH.d Physics) respectively. Serah is currently a patent attorney(UCLA). My wonderful daughter Rayna, currently lives in NYC in the Upper West Side. She graduated from University of Maryland, then went on to Columbia University and is currently working as a therapist primarily for adolescent children.

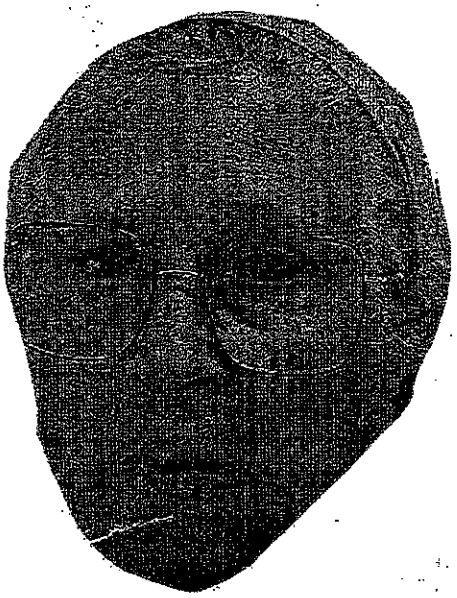
I hope to join your board here at Majestic Isles where I can contribute my unique expertise and experience in Real Estate.

Mark Friedman

ALINE FRISCH

CONTACT

347-361-0352 / 516-292-7840
LICENSED2SERVE@AOL.COM
10865 Crystal Key Lane
Boynton Beach, FL, 33437



PROFESSIONAL OVERVIEW

- Financial Crime PBSO6 Certificate from the Palm Beach County Sheriff's office.
- MSW Psychiatric Social Work at NYU.
- Board of Finance at Manhattan Day School.
- Liaison for Budget and Finance from 1964-1966.
- Experienced in Property Management.
- Experienced in real estate development in Riverdale, NY.
- Social work experience in the medical world
- Legal experience in litigation, investigation, and process service.
- Former Marshall for the Mayor's office in New York City.
- Owner of two businesses in medical transportation and legal services.

With A Trace Inc.

West Hempstead, NY | Owner

- Prepper for litigators.
- Conduct asset searches.
- Service of legal documents upon individuals and businesses.
- File legal documents with the corresponding city and state courts.

* Fluent - Hebrew, English, Spanish

Latino Ambulance and Ambulette Transportation

BLS Transport with Stretcher

West Hempstead, NY | Owner

Bronx, NY

- Ambulance and ambulettes transportation to medical appointments and private events for Medicaid patients as well as private paying patients.
- We provide medical transportation throughout New York City, Upstate NY, and Long Island, NY.
- Work with insurance companies and social workers to ensur patients receive the proper level of services.
- Provide care for patients who need assistance going up and down the stairs.
- Able to transport individuals in wheelchairs and stretchers.

Joel Klein for Board Member – The Majestic Isles HOA

Dear Neighbors,
After years of being snowbirds, my wife and I have now made **10852 Crystal Key Lane, Majestic Isles** our full-time home, and we could not be happier to be part of this wonderful community. Over the past decade, I have grown to love Majestic Isles, and now I am ready to give back by serving as a **Board Member**.

- **Retired CPA and CFO:** I became a CPA in 1972 and went on to hold a wide variety of senior financial positions throughout my career. Among them, I served as Chief Financial Officer of **Yellow Cab Company of Chicago**, the largest taxi company in the United States. I also held CFO roles in other businesses, including manufacturing and service entities, and served as Executive Vice President at **Equilease Capital Corp.**, where we invested in and supported companies.
- **Board & Executive Leadership:** I currently serve on the **Board of Directors of Optimum Bank** in Fort Lauderdale.
- **Community Involvement:** I currently serve as **Vice President in charge of all financial matters** at our local synagogue. My wife is active in our community fitness classes, and together we enjoy the vibrant social life here.
- **Personal:** Many of you know me from around Majestic Isles—or from card games with friends, including current board members at the beautiful clubhouse.

Why I Am Running.

Our HOA's financial health directly affects our quality of life and property values. With my professional background, I bring to the community decades of fiscal management expertise. If elected, I would be honored to serve as **Treasurer** and ensure that our community's finances are handled with transparency, responsibility, and long-term planning in mind.

My Commitment

- Careful stewardship of HOA funds
- Clear, open communication with residents
- A collaborative approach with fellow board members
- Making Majestic Isles a place we are all proud to call home.

I Ask for Your Support

I would be honored to represent you on the Board and to dedicate my experience and skills to serving our community.

Please cast your vote for Joel Klein for Board Member of the Majestic Isles HOA.

With gratitude,
Joel Klein

RALPH SHERMAN
5918 GRAND HARBOUR CIRCLE
BOYNTON BEACH, FLORIDA 33437
516-326-2575
RASAMERICAN@GMAIL.COM

INFORMATION SHEET

RESIDENT OF MAJESTIC FOR THE PAST ELEVEN YEARS

PREVIOUSLY ON THE BOARD OF DIRECTORS FOR A NON PROFIT ORGANIZATION SERVING HANDICAPPED AND DISABLED CHILDREN

PAST BOARD MEMBER AND FORMER PRESIDENT OF MY TEMPLE

FORMER BOARD MEMBER AND TWO TIME AND CURRENT PRESIDENT OF OUR SUMMER CO-OP IN NEW YORK

WORKED ON THE ENTERTAINMENT COMMITTEE FOR 2 NEW YEAR'S EVE PARTIES

I HAVE ORGANIZED A SECURITY TEAM OF VOLUNTEERS FOR A NON PROFIT ORGANIZATION

FORMER MEMBER OF THE 0LD ARC COMMITTEE

I WAS A MEMBER OF THE 2024 AND THE 2025 RULES COMMITTEE

I AM A MEMBER OF THE 2025 NEW ARC RULES COMMITTEE

I HAVE A VERY GOOD WORKING RELATIONSHIP WITH THE MANAGEMENT STAFF AND SEVERAL BOARD MEMBERS

I AM FAMILIAR WITH AND HAVE ATTENDED MANY WORKSHOPS AND BOARD MEETINGS AND ALSO MANY ENTERTAINMENT PROGRAMS

I WILL CONTINUE WORKING FOR THE ENTIRE MAJESTIC COMMUNITY

Arline Rutsky

Candidate for Board of Directors- Election 2025 Majestic Isles HOA

I am a full time resident of Majestic Isles for many many years, and truly love and enjoy the community. I am asking for your vote and your support to be reelected to the Board. I firmly believe year round/full time residents should serve on the Board because I feel that one has to actually be here to fully understand the day to day issues and matters affecting the entire community.

As a mother and grandmother, I have the life's experience to maintain a calm and organized approach to managing activities. I am always willing to share my knowledge, willing to assist others with a warm smile. I believe in a proactive approach to a situation rather than the matter becoming a serious problem. I always try to listen to all points of view before making a final decision, rather than jumping to conclusions.

Having spent many years as a successful licensed real estate agent with Keller Williams, I really know how, and am not at all afraid, to get involved! I have served on the Architectural Review Committee, the Entertainment Committee, for three years on the New Year's Eve Committee, as a Member of the PAP MI Chapter which raises funds for cancer research, and two full years on the MI Board of directors. As a tennis player for many years, I also would like to learn and play pickle ball, too.

If I am elected, I pledge to you, my fellow residents, to work diligently and tirelessly, for the continued beauty, stability and growth of our property values in Majestic Isles.

Thank you for the privilege of your time to review my candidacy.

Respectfully, Arline Rutsky

Arline Rutsky

8/2025

My wife Carol and I have lived here, year-round, for 12 years having moved from New London, CT. We have 2 married sons and 4 grown grandchildren living in CT and VA.

After a few years I decided to run for the Board to bring in new ideas. Fortunately, I was elected. For the past years that I have been serving, the Board has had this community and its residents as its top priority keeping it beautiful, smooth running and the residents safe. We are doing our best to keep up with the various breakdowns in the community such as the pool issues and AC units in the clubhouse and hopefully ridding the community of iguanas, with no assessments.

I am a member of PAP and president of the MI Bowling League.

Currently, I am Board liaison to the Paint Committee, as well as Board Secretary. I was Board liaison to the previous Entertainment Committee.

I believe my experience on the Board of Directors can continue to be a benefit to our wonderfully diverse community.

Thank you for considering me for re-election.

Candidate Statement – Marcia Weiss for Board Member,

Majestic Isles HOA

My name is Marcia Weiss, and I am proud to call 5807 Grand Harbour, Majestic Isles my forever home. Today, I am asking for your support as I run for a position on the Board of Directors. I believe in strengthening our community through open communication, fairness, and a focus on the needs of all residents.

I am a graduate of Norwich Free Academy, and I attended Eastern Connecticut State College, majoring in Sociology. Soon after, I married and moved to Baltimore, Maryland, where my husband Fred and I raised our three children. Together, from 1980 for over 20 years, we owned and operated a successful catering business that served the Baltimore, Washington, and Virginia regions. I was the "front person"—the hostess and maître d'—responsible for customer service and making every guest feel welcome. I learned how to work with different personalities, solve problems quickly, and create an environment where people felt valued and heard.

After selling the business, I worked as the front desk manager for a geriatric physician. It was there that I truly saw how important it is to listen with patience and empathy. I am proud that patients loved coming in on the days I worked, and even the doctor noticed that appointments filled faster on "my days." These experiences taught me the people skills, organization, and care needed to meet the needs of others—skills I believe are essential for serving the 450 homes here in Majestic Isles.

Since moving here, I have been deeply involved in our community. I attend all the fitness classes throughout the week, and I am grateful for how they have improved my personal health and well-being. I especially appreciate the Board's support in expanding our program to include three water aerobics and three indoor exercise classes weekly. I stop into the clubhouse daily, participate in board workshops, and attend meetings where I bring ideas and feedback on behalf of residents. As co-chair of the Fitness Committee, I have worked closely with others to adjust class schedules and ensure residents' voices are heard.

I look forward to working alongside the current board members as they continue their terms. I commend the committees for their diligent work in revising our rules and regulations and am eager to help review and implement the finished document. I also want to recognize the Entertainment Committee for creating more opportunities this year for neighbors to come together and form new friendships. Looking ahead, I hope to see new clubs and activities emerge, so every resident has a way to connect and feel included.

With the high turnover in home sales these past few years, it is more important than ever to welcome new neighbors warmly and encourage them to join in community life. I believe one of the Board's greatest responsibilities is making sure everyone feels at home here, whether they have lived in Majestic Isles for decades or just moved in.

Majestic Isles is more than a neighborhood—it is a family. If elected to the Board, I will bring energy, experience, and dedication to ensure that every resident feels heard, respected, and represented. I am committed to fairness, transparency, and keeping our community vibrant and welcoming for all.

I kindly ask for your support and your vote for Board Member. Together, we can continue to make Majestic Isles the best place to live, connect, and thrive.

With gratitude,
Marcia Weiss

MAJESTIC ISLES ASSOCIATION, INC.

CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of _____ in MAJESTIC ISLES ASSOCIATION, INC., designate:

_____
(Name of Owner of above address who is Voting Representative)

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 Association and for all other purposes provided by the Declaration, Articles of Incorporation and By-Laws of the Association.

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

Dated: _____, 20___.

SIGNATURES FOR INDIVIDUAL OWNERS

Signature: _____ Signature: _____

Print Name: _____ Print Name: _____

Signature: _____ Signature: _____

Print Name: _____ Print Name: _____

SIGNATURES FOR CORPORATE OWNERS

Name of Corporation: _____

Signature: _____ Title: _____

Print Name: _____

SIGNATURES FOR ENTITY OWNERS

(Partnership, Trust, Limited Liability Company or other Entity)

Name of Entity: _____

Signature: _____ Title: _____

Print Name: _____

NOTE: Please be sure to designate one of the joint owners of the property as the Voting Representative, not a third person. This form is not a proxy and should not be used as such.

GetQuorum

Virtual Meeting User Guide

Welcome! You're invited to a virtual meeting hosted and facilitated by GetQuorum, a company specializing in corporate governance services and electronic voting.

Section 1: Join with your web browser . . . . . **Page 2**

Section 2: Dial in by phone . . . . . **Page 3**

What's the difference?

See the benefits of attending via a web browser below:

	Dial in by phone (without an email address on file)	Attend via Google Chrome or GetQuorum app (email address must be provided to your association or condominium)
Listen to the meeting	✓	✓
Virtual meeting link provided		✓
See presentations and head table		✓
Revoke your proxy and vote live at the meeting		✓
Ask questions at the meeting	✓	✓

If you'd like the ease and advantages of attending via GetQuorum's voting portal on your web browser (on your tablet or PC), please contact your corporation management to provide your email address if they don't already have it. GetQuorum will not use your email address for any marketing, newsletter, or product purposes—we will only use it for sending your corporation's notices.

Have more questions about joining the meeting? Please send an email to voters@getquorum.com

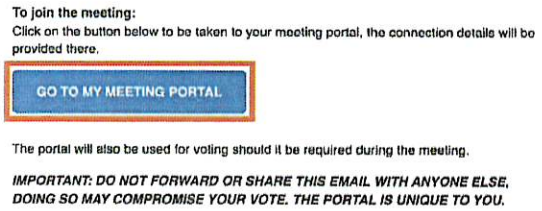
IMPORTANT:

- You'll receive emails from GetQuorum in the weeks leading up to the meeting with an invitation to register and access your meeting portal. They'll be sent to the email on file with your corporation.
- Approximately **30 minutes prior to the meeting, you'll receive an email with a link to join.** Please check your spam folder if the email isn't in your inbox prior to voting!
- You'll need the latest version of one of the following web browsers to access the meeting portal: Chrome, Safari, Edge or Firefox. **We strongly recommend Google Chrome for the best experience.**

> **Please do not share or forward emails received from GetQuorum.**
> **Doing so may compromise the integrity of your vote and prevent you from voting.**

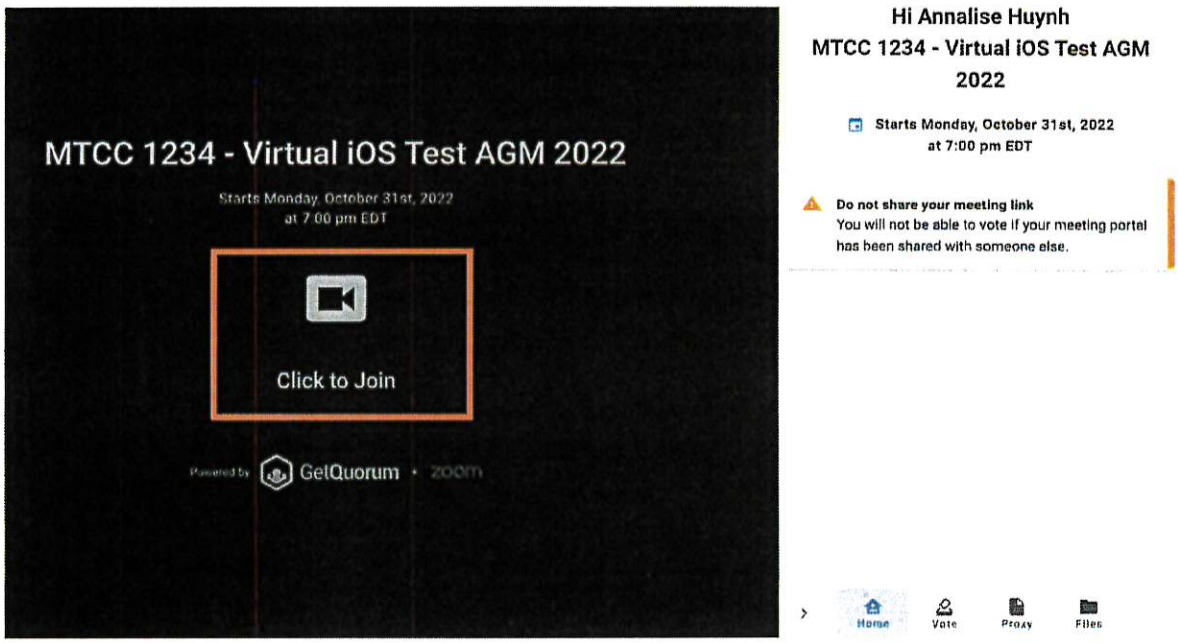
Section 1: Join with your Web Browser

Step 1: Click the **GO TO MY MEETING PORTAL** button in your email invitation.



Step 2: The portal will open in your browser. Click to join the meeting.

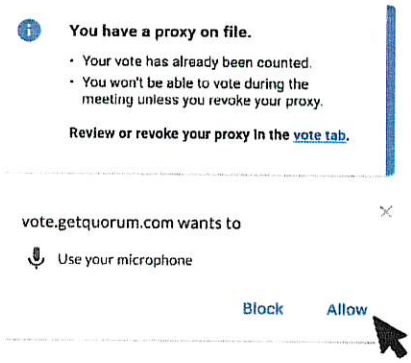
If you're not a panelist, you'll join with your microphone and camera off.



Have more questions about joining the meeting? Please send an email to voters@getquorum.com

GetQuorum

If you have a proxy on record, you'll be prompted to revoke it should you wish to be able to vote at any point during the meeting.



Step 3: Press 'Allow' when prompted to enable microphone and video permissions.

Once you've joined the meeting, the moderator will provide you with detailed instructions and support on how you can participate in questions, motions, and voting.

Section 2: Dial in by Phone

PLEASE NOTE:
If you'd like to dial in and have your presence count towards quorum, please submit your electronic proxy through GetQuorum (email address required) or submit a paper proxy to your corporation management before the meeting.

Step 1: From Canada, or USA dial one of the following numbers:

- 877-853-5257 *(Toll Free)*
- 855-703-8985 *(Toll Free)*
- 888-475-4499 *(Toll Free)*
- 833-548-0276 *(Toll Free)*
- 833-548-0282 *(Toll Free)*
- 877-853-5257 *(Toll Free)*

Not from Canada or USA?
Check out this link to find the relevant country number:
https://zoom.us/zoomconference?u=lEYb6X4z94hk2SRXk15T2hAj7EdULCaE1FZzkTXpeHg

Step 2: Following the prompt, enter the credentials below:

Webinar code: 96874397042 followed by #
Passcode: 813436

Step 3: If the meeting has not started yet, ignore the prompt to enter the host key. Press # and wait for the meeting to start.

Step 4: You may also be prompted to enter your unique participant ID. You can press # to skip this step as well.

Once you've joined the meeting, the moderator will provide you with detailed instructions and support on how you can participate in questions and motions at the meeting.

HOW TO PARTICIPATE:

- To raise your hand, press *9
- To accept prompts to unmute, press *6