

**SECOND NOTICE OF ANNUAL MEETING  
AND ELECTION OF DIRECTORS  
OF PLAZA SOUTH ASSOCIATION, INC.**

**TO ALL MEMBERS:**

On Friday, February 4, 2022 at 1:00 PM, via Zoom at <https://us02web.zoom.us/j/2435649476> due to Covid-19 and in the Lounge at 4280 Galt Ocean Drive, Fort Lauderdale, FL 33308, the Annual Meeting of the Association will be held for the purpose of electing Directors and such other business as may lawfully be conducted. The Board has passed a Resolution authorizing electronic voting. Members who have consented to vote online will be able to do so by following the online voting instructions provided herein. **WE RESPECTFULLY REQUEST THAT ONLY CANDIDATES FOR THE BOARD, CURRENT BOARD MEMBERS AND THE IMPARTIAL COMMITTEE APPOINTED TO OVERSEE THE ELECTION AND TABULATE BALLOTS ATTEND THIS MEETING IN PERSON DUE TO COVID-19. A FACIAL COVERING MUST BE WORN AND SOCIAL DISTANCING MUST BE OBSERVED BY ALL WHO ATTEND IN PERSON.**

The agenda for the Annual Meeting is:

1. Call to order by President
2. Announcement of the Impartial Committee Appointed to Oversee the Election.
3. Election of Directors.
4. Calling of the roll and certifying of proxies.
5. Proof of Notice of the Meeting
6. Reports of Officers.
7. New Business.
8. Adjournment.

A **majority** of the voting interests of the Association (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted, excluding election of Directors. No quorum is necessary for the election of Directors; however, at least twenty (20%) percent of the eligible voters must cast a ballot in order to have a valid election. It is therefore **VERY IMPORTANT** that you either **attend** or **provide a proxy** or vote online in order to conduct business other than the election of Directors.

Enclosed with this Notice is a ballot for the election of Directors, as well as timely submitted Information Sheets, prepared by the candidates for the Board, who are solely responsible for their contents. 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 Ballot for Directors. **FORGERY OF A BALLOT USED IN AN ELECTION IS A CRIME PUNISHABLE AS A THIRD-DEGREE FELONY.**

1. The enclosed ballot lists all candidates who are qualified to run for the Board. There will be **four (4)** Directors elected. Please vote for no more than **four (4)** candidates by marking the ballot with an “X” on the box next to the candidate’s name.
2. The ballot must be placed and sealed in the ballot envelope. The ballot envelope must then be placed and sealed in the envelope addressed to the Association and mailed to the Association’s

mailing address.

3. You must fill in the unit information on the outside of the envelope addressed to the Association and have an owner or the voting member appointed on the Certificate Appointing Voting Member sign his/her name.

4. The ballot must be received by the Association no later than **Friday, February 4, 2022**.

5. If you are going to attend the Annual Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.

6. Alternatively, if you have consented to online voting by providing a written consent to the Association you may vote online at [www.simplyvoting.com](http://www.simplyvoting.com) using the instructions included with the notice of this meeting.

### VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **general proxy** is for the purpose of establishing a quorum and appointing **another person** to vote for you on parliamentary procedure or other matters that do not require a limited proxy. It must be signed by the person authorized to cast the vote for the unit. Please note that you cannot vote for Directors by proxy. If you intend to vote for Directors and do not attend the Annual Meeting, **you must vote by use of the enclosed Election Ballot**.

2. The proxy **must** be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: **Plaza South Association, Inc., 4280 Galt Ocean Drive, Fort Lauderdale, FL 33308**, via e-mail to: **generalmanager@plazasouth.net**, or via facsimile to: **954-561-3532**. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.

4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) 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 unable to attend the meeting.

5. A **proxy form** is enclosed with this notice for your use, if needed. Alternatively, if you have consented to online voting by providing a written consent to the Association you may vote online at [www.simplyvoting.com](http://www.simplyvoting.com) using the instructions included with the notice of this meeting.

Please be sure to mail in your proxy and your ballot, unless you plan to attend the Annual Meeting to cast your votes in person or vote online. **DO NOT PLACE YOUR PROXY INSIDE THE BALLOT ENVELOPE AS THIS MAY COMPROMISE THE SECRECY OF YOUR BALLOT IN THE ELECTION.**

ELECT/YES

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Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business: Elect Officers.
4. Adjournment.

Dated: January 18, 2022.

**BY ORDER OF THE BOARD OF DIRECTORS**



**William Cohen, Secretary**

ELECT/YES

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**PLAZA SOUTH ASSOCIATION, INC.**  
**BALLOT FOR ELECTING DIRECTORS**  
**FRIDAY, FEBRUARY 4, 2022**

**1:00 PM**

The following (in alphabetical order) have had their names placed into nomination. Vote for no more than **four (4)** candidates. **If you vote for more than four (4) candidates, your ballot will be invalid.**

\_\_\_\_\_ **Michael G. Cannone**

\_\_\_\_\_ **Berdj Feredjian, D.D.S**

\_\_\_\_\_ **Anthony Giardina**

\_\_\_\_\_ **Shirley Oberg**

\_\_\_\_\_ **Ann Pinsker**

\_\_\_\_\_ **Bernard (Bud) F. Shadrawy, Jr.**

\_\_\_\_\_ **Andrew C. Surdovel**

\_\_\_\_\_ **Jim Vitkus**

\_\_\_\_\_ **Maureen Zolubos**

**PROXY**

The undersigned owner or Voting Member of Unit No. \_\_\_\_\_ in **Plaza South**, appoints (Check one):

\_\_\_\_\_ a) **William Cohen, Secretary** of the Association, on behalf of the Board of Directors, or

\_\_\_\_\_ b) \_\_\_\_\_ (if you check b, write in the name of your proxy) as my proxyholder\*, with power of substitution, to attend the meeting of the members of **Plaza South Association, Inc.**, to be held **Friday, February 4, 2022 at 1:00 PM**, at **4280 Galt Ocean Drive, Fort Lauderdale, FL 33308**, and any adjournment/recess thereof.

Dated: \_\_\_\_\_, 20\_\_.

SIGNATURE OF OWNER OR VOTING MEMBER:

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the **Secretary** of the Association as your proxyholder.

**DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.**

**SUBSTITUTION OF PROXY**

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

Dated: \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**PROXYHOLDER**

**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.**

## RESUME

**NAME:** MICHAEL G. CANNONE

**ADDRESS:** 603-9909 PINE VALLEY DRIVE,  
WOODBRIDGE, ONTARIO

**DATE OF BIRTH:** NOVEMBER 17, 1938

**CITIZENSHIP:** CANADIAN

IMMIGRATED TO CANADA WITH HIS PARENTS NOVEMBER 1952

**1952 TO 1957:** ATTENDED DAVENPORT HIGH SCHOOL

**1957 to 1962:** COMPLETED PLUMBING AND HEATING APPRENTICESHIP AND RECEIVED HIS MASTER PLUMBING AND HEATING LICENSE WORKED IN ALL PHASES OF THE MECHANICAL TRADE. - PLUMBING, HEATING, GAS, AIR CONDITIONING, ETC.

**1962 – 2007** STARTED HIS OWN MECHANICAL CONTRACTORS COMPANY - CANNONE (NORTHERN) LTD.

**1981 – 2007 -** DEVELOPED ACRES OF RAW LAND INTO HOUSING PROJECTS

STARTED - CORMIL DRYWALL, A CORPORATE PARTNERSHIP  
- T-BAR CEILING, AND DRYWALL

STARTED AMBER TILE & TERRAZZO, A CORPORATE PARTNERSHIP  
- INSTALLATION OF MARBLE TILES & TERRAZZO

STARTED GLOBAL PRECAST INC. 2101 TESTON ROAD, MAPLE ONT.  
MANUFACTURING OF PRECAST PANELS FOR HIGHRISE BUILDINGS IN CANADA, U.S., AND EUROPE.

DEVELOPED AND BUILT BUILDINGS FOR OWN USE, RENTALS AND ALSO CONDOMINIUMS.



***BERDJ FEREDJIAN, D.D.S., F.A.G.D.***

***Unit 23K***

***CURRICULUM VITAE***

- 2008-Present Paragon Dental Practice Transitions, consultant, Director of Continuing Education and Advanced Training.
- 2008-Present Practice Mentors Group LLC, co-founder, practice consulting and mentoring.
- 1984-2011 Private general dentistry practice, Montville, NJ.
- 1996-2007 Member of the Dental Admissions Committee, Columbia University, School of Dental Medicine.
- 1995-Present Assistant Clinical Professor of Dental Medicine, Columbia University, School of Dental Medicine.
- 1995-2006 Behavioral Sciences Faculty, Columbia University, School of Dental Medicine.
- 1990-1995 Clinical Instructor, University of Medicine and Dentistry of New Jersey.
- 1986-1990 Attending Instructor, St. Joseph's Hospital, Paterson, NJ.
- 1986 Recipient of Fellowship status in the Academy of General Dentist
- 1979-1983 Dental Officer, US Air Force, with a rank of Captain.
- 1975-1979 Attended Columbia University, School Of Dental Medicine. Recipient of US Air Force Health Professions Scholarship. Graduated May of 1979 with a D.D.S. degree in general dentistry with a concentration in pediatric dentistry.

***My wife Katherine and I have been residents of Plaza South since October 1990. Since we weren't full time residents, it was difficult to commit to a position on the board. With the wider use of virtual meetings and my semi-retirement, I feel it's time for me to step up to the plate and contribute my time and knowledge to the Plaza South Board. I humbly ask for your vote.***





## **Anthony Giardina**

Dear Plaza South Owners,

As a former Board member for 6 years, I have decided that I want to continue my work to insure that Plaza South remain the premiere building on the Galt Mile. I have been a resident since 2002, and a year round owner since 2009. I believe strongly that the Board should include year round residents to deal with emergencies and the overall upkeep of the building. I would greatly APPRECIATE your vote. Thank you!

Sincerely,

Tony Giardina, 15P

### **Background and Experience**

- 2014, President of Plaza South Board
- 2011-2013, Served in various leadership roles at Plaza South on the following committees: Building and Grounds, Security, Personnel, and Finance.
- Past Owner and President of Gaston Electric in Boston, employing between 60 and 100 people
- Master Electrician and Journeyman (55 years)
- Past President of two condo associations in Massachusetts
- Veteran of United States Marine Corp





# SHIRLEY OBERG

4280 Galt Ocean Drive, Unit 19A  
Fort Lauderdale, Florida 33308  
954-567-9020  
ShirleyOberg@comcast.net

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I am again running for the Plaza South Board of Directors because I have the qualifications and determination needed to be a positive member of the board for all the residents of Plaza South. I served for three years and then due to a family members illness I needed to step down. During my time on the board both owners and management have brought many issues to the table, and I have tried to listen to all owners and make the correct decision. While I understand that all board members will not -- and should not -- agree on every single issue, I do believe that it is the responsibility of board members to listen and learn from each other and owners, and I will make this my number one priority if elected. Although conflict and personality differences can cause confusion and inaction at times, I will be there to represent each owner with respect and courtesy, regardless of personal opinions and differences.

Since moving to Plaza South in July of 2000, I have worked tirelessly to improve the lifestyle for the residents of Plaza South.

A few of the projects I have worked on include:

- Implementing Friday night happy hours
- Creating night time events such as New Year's Eve, Casino Night and Saint Patrick's Day dinner
- Instrumental in passing the vote to allow for rails on the catwalks of our building
- Instrumental in passing the vote to build bathrooms on the garage level by the beach to allow easy access from the pool and beach
- Changing the rules to allow eating at the beach level
- Designing and building the BBQ area. (when I first moved to Plaza South no BBQ's were allowed on the property)

## **Work Experience:**

I have been a successful business owner since 1974. My experience includes hiring qualified employees, writing and negotiating contracts, marketing and managing day to day operations.

My strong leadership skills have played a vital role in keeping my business successful. During times of conflict, I have always been effective in bringing all parties together to reach a fair resolution, and most importantly, ensured that all parties worked together in a positive manner.

I believe that these same leadership skills and experiences will make a positive impact on the Plaza South Board.

## **Education:**

I attended the University of Washington in Seattle, Washington.

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I look forward to continuing to improve the lifestyle at Plaza South and I hope that I will earn your vote in the upcoming election.

If you have questions regarding my candidacy, please do not hesitate to contact me.



# ANN PINSKER

4280 Galt Ocean Dr.

Apt 11J

[AnnPinsker@AOL.com](mailto:AnnPinsker@AOL.com)

It is an understatement to say that the two years since my last Board election has been challenging. At Plaza South we have been working on the Special Assessment, dealing with Covid-19, settling the hurricane Irma claim, and planning for the 40-year recertification. I have been fully involved in all and I hope I can count on your support so that I can see them to completion.

I was honored to be appointed treasurer and then privileged to be voted onto the Board in 2015. It has been both interesting and rewarding. The focus of our Board, along with our excellent management team, is to bring our building up to twenty first century standards and retain our status as a premier building on the Galt

My main job as treasurer is to be fiscally responsible and maximize our value while making sure we have the funds to accomplish our goals. The following areas have been my focus:

- Reviewing contracts before renewal to be able to negotiate for the best terms.
- Researching new vendors to acquire comparison quotes and the best prices.
- Tightening our arrears system allowing us to recoup our losses.

I have been part of the Plaza South community since 1997 and became full time resident in 2014. But I have been active at Plaza South long before I became a Board member or full-time resident. I helped to:

- Revitalize social committee; by working on the Saint Patrick's Dinners, Italian Night, New Years' parties, barbeques, the children's Christmas parties, and happy hours.
- Promote the vote to get the Catwalk and Beach Level Bathroom projects passed.
- Design the BBQ area and redesign the party room kitchen.

We are now in the final phase of the Special Assessment. The Board, Management Team, Finance Committee, and I are committed to monitoring and managing the funds until the projects are completed. I want to thank those of you who have supported me in past elections and hope you will support me again so I can finish the job. For those of you who are new to our community or did not previously support me, I hope I will gain your vote for this election.

## WORK EXPERIENCE:

Owned and operated a successful catering business from 1976 to 1994

Taught - 1969–1976, 1985-2001/Department chair from 1994 to 1996 (16 staff)

Program developer and administrator for International Baccalaureate from 1996 to 2001(33 staff)

## EDUCATION:

BA Temple University 1968



**Bernard F. Shadrawy, Jr.**

**4280 Galt Ocean Drive, 14-P**

**Ft. Lauderdale, FL 33308**

**954-537-1041**

**BudShadrawy@ShadRabLaw.com**

*Dear Neighbor:*

*My name is Bud Shadrawy and I reside in Unit 14P at Plaza South. I have very much enjoyed living here since May 2005. It has been my honor to serve as a member of the Board since 2014. I am seeking re-election as a candidate to the Board of Director's of Plaza South Association, Inc. in order to continue my work and **am asking you for your vote.***

*I believe my work and my experience as a resident, a current and active Board member, Vice President of the Association and Chairman of the Personnel & Procedures Committee makes me well qualified to continue to be a Director on the Board. To give you a brief history of my career, I am an attorney primarily practicing real estate law and have represented many condominium associations and boards, both large and small. As Commissioner of Real Property for the City of Boston, I oversaw all of the city's buildings and their maintenance, management and operation. This background has provided me with significant experience related to the operation of large buildings and complexes.*

*After working with the Board on several matters, I became Chairman of the Personnel & Procedures Committee. In that capacity, we have updated all of the outdated forms, policies & procedures; completed the hiring of a new General Manager, organizing and planning for the long overdue and needed Capital Projects through the recent Special Assessment; I was instrumental in instituting and obtaining a successful vote for the installation of the Beach/Pool Bathrooms, and instituted new management procedures and policies for the staff including monthly meetings with the GM and staff. I welcome the opportunity to continue to serve on the Board. As a Director I will bring hard work and fresh ideas to the Board and will listen to your concerns and do my best to resolve them to your satisfaction. Additionally, I will be able to hit the ground running and would like to finish work on the last remaining Capital Projects as well and finalize our 40 year Condominium Review.*

*I am very proud to live in Plaza South and look forward to continuing the history of maintaining the property as a First Class property along the Galt Ocean Mile.*

*Please make sure to send in your ballot or to vote **prior to the annual meeting on Friday, February 4, 2022 at 1:00 PM.** If you have not received your ballot, please contact the office to get one. Again, **I would greatly appreciate your vote.** Thank you for your consideration.*

***Bud Shadrawy Unit 14P***



Andrew C. Surdovel, LCAM  
Unit #3H

Treasurer- The Galt Mile Community Association  
Bachelor of Science in Mechanical Engineering  
General Manager of The Galleon Association on the Galt Mile.

Former Plaza South Board of Directors member in the position of Secretary, Assistant Treasurer, and President.

I bring the unique experience of working on both sides, first as an employee of a volunteer Board, and as President of a volunteer Board. Each Board member has a fiduciary responsibility to act in the best interest of the building and the owners at all times.

The current Board has taken on projects that are still ongoing and overbudget. A board member is responsible for the day-to-day workings of the condominium and be flexible to manage the details of the ongoing projects. Very few Board members fill this description. If you look around Plaza South, the garage areas need good housekeeping and freshening up. The carpet in the elevator foyers need replacement and the walls need painting to eliminate the structural engineers check on the soundness of the columns and walls. We live in a first-class condominium and requires maintenance.

If elected to the board, I will be your ambassador for transparency and accountability. With a focus on health safety, communications, office procedure and systems in 2022. I want to compile the finest quality staffing at Plaza South to ensure our safety and security. Maintaining fiscal responsibility at all times, we will guide Plaza South in a dimension of continued improvement with complete openness, total transparency, and control wasteful spending. I know together we can get the required work done. I look forward to serving as a representative of all residents.



Dear Neighbors,

I am committed to increasing the value of our property and our community - and I am seeking your vote for a seat on the Plaza South Board of Directors.

We have made Plaza South our home for the past 10 years. During that time, I have been an active member of our community serving on several committees (Exterior Paint Committee, West Deck Committee, Landscape Committee, Activities Committee).

With all successful businesses, strategic planning is at the forefront of their achievements. Here at the Plaza South, it's important that we also plan strategically by identifying projects that will improve and protect our property value(s). One idea is to create a strategic planning committee to oversee future property improvements. For example, design and financial sub-committees could be formed to explore the feasibility of the "forward looking" projects that the strategic planning committee discovers.

The above idea is just one example of many that could be implemented here at the Plaza South to help increase the value of our property(s). I've spent most of my career at the helm, or in senior management positions, growing large and small businesses. Currently, I own a consulting business that specializes in strategic planning and implementation. I also provide pro-bono consulting for the NESF of South Florida (affordable consulting for south Florida non-profits). In addition, I have a Florida real estate license and work with the team at Atlantic Properties International here in Fort Lauderdale.

For more information about my background, go to <http://www.linkedin.com/pub/jim-vitkus/4/b07/b7>

**THANK YOU FOR** your time...your consideration...and **YOUR VOTE!**

Best,  
Jim Vitkus  
22G





**Maureen Zolubos**  
4280 Galt Ocean Dr. #22N  
Fort Lauderdale, FL 33308

**Education/ Background**

1997, Boston College, Ph.D.

1978, Boston University, M.Ed.

1973, Merrimack College, B.A.

High school Mathematics teacher/ 9 years

PreK-12 Public School Administrator/ 21 years

Bob and I moved to Plaza South in 2004, after more than 25 years visiting my parents. In 2005, I became a licensed Realtor and continued working here in Florida. I have been active in the building since 2005 when I was first elected to the Board.

The following summarizes my involvement at Plaza South.

- Board of Directors, 2005-2015
- Building and Grounds Committee, 2005-present
- Galt Mile Association representative, 2007-2011
- Building Librarian, 2011- present
- Search Committee for two Building managers
- West Deck Committee, 2020-2021
- Landscaping/Design Committee, 2015-2021
- Residents' Club, 2015-2018

Please consider me when you vote at the 2022 annual meeting. As a full-time resident, I have the time, experience, and commitment to dedicate to the Plaza South community.