

NOB HILL BUSINESS CENTER
CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING – NO ELECTION

Tuesday, April 1, 2025 10:00 a.m.

GMS Conference Room
5385 N. Nob Hill Road
Sunrise, Florida 33351
& VIA TEAMS MICROSOFT MEETING:

Meeting ID: **243 370 873 816** Passcode: **ku9td6v2**

AGENDA

1. CALL TO ORDER
2. PROOF OF NOTICE OF MEETING
3. ROLL CALL
4. DETERMINATION OF A QUORUM
5. READING / WAIVER AND DISPOSAL OF ANY UNAPPROVED MINUTES
6. UNFINISHED BUSINESS (if applicable)
7. NEW BUSINESS
 - a. MANAGER’S REPORT
 - b. APPROVAL OF MARCH 2025 FINANCIAL REPORTS
8. ADJOURNMENT

An Organizational Meeting of the Board of Directors will follow after a brief intermission.

AGENDA

1. CALL TO ORDER
2. ROLL CALL / DETERMINATION OF QUORUM
3. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES
4. NEW BUSINESS
 - A. ELECTION OF OFFICERS
 - B. OTHER NEW BUSINESS (if applicable)
5. ADJOURNMENT

Nob Hill Business Center Condo Association

April 01 2025 - 10:00 AM ET

Meeting Agenda Packet

Agenda Item #2

- Proof of Notice of Meeting***

NOB HILL BUSINESS CENTER
CONDOMINIUM ASSOCIATION, INC.

5385 N. Nob Hill Road
Sunrise, Florida 33351

January 29, 2025

Dear Unit Owners:

You are hereby notified that the Annual Meeting and Elections of Nob Hill Business Center Condominium Association, Inc., will be held on Tuesday, April 1, 2025, at 10:00AM at the GMS Conference room located at 5385 North Nob Hill Road, Sunrise, Florida 33351. We will also have a Zoom video conference meeting available: MEETING ID: 243 370 873 816 PASSCODE: ku9td6v2

In accordance with the Florida Statutes, Chapter 718, any member (unit owner) who wishes to be elected to the Board of Directors of Nob Hill Business Center Condominium, must indicate his/her intention in writing by certified or regular mail, or in person, to Nob Hill Business Center Condominium Association, Inc., by no later than forty (40) days prior to the date of the elections (by no later than **Thursday, February 20, 2025**). A sample Notice of Intent to be a Candidate is enclosed for your convenience.

At the same time, the candidate may submit an information sheet, no longer than 8.5" by 11", indicating his/her name, personal data, and experience and may also submit a small picture. This information sheet, with a picture if provided, will be sent (unedited) to all members, if received by **Tuesday, February 25, 2025 (35 days)**. A ballot listing all the candidates, and the number to vote for, will be sent to the membership with a Second Notice of the Annual Meeting.

Please hand deliver or mail your Notice of Intent and information sheet to Nob Hill Business Center Condominium Association, Inc, at 5385 N. Nob Hill Road, Sunrise, FL 33351. As there are five (5) Board of Directors positions available this year, if five (5) or fewer individuals submit their names for candidacy for the positions within the time permitted, those candidates will be automatically elected, and although the Annual Meeting will be held, there will be no elections.

An agenda for the meeting will be included with the Second Notice and Ballot (if an election is necessary) and will be posted on the condominium property prior to the Annual Meeting as required by Florida Statutes. Please also keep in mind that the Association has adopted electronic voting, and if you have consented to electronic voting, you will be able to vote electronically following the procedures adopted by the Association.

Should you have any questions, please do not hesitate to contact Management.

Sincerely,

PATRICK BURGESS,
NOB HILL BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.

Enclosures

**NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS OF
NOB HILL BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**

I, _____, hereby place my name in nomination as a candidate for the Board of Directors. I (circle one) am/am not enclosing an Information Sheet about myself. I understand that I am solely responsible for the accuracy of the information contained in the Information Sheet. (Please type or print your name beneath your signature.)

Date: _____

(Signature)

Unit # _____

(Please Print Name on Above Line)

NOB HILL BUSINESS CENTER
CONDOMINIUM ASSOCIATION, INC.

5385 N. Nob Hill Road
Sunrise, Florida 33351

SECOND NOTICE OF ANNUAL MEETING – NO ELECTION

March 18, 2025

Dear Unit Owner:

You are hereby notified that the Annual Meeting of Nob Hill Business Center Condominium Association, Inc., will be held on Tuesday, April 1, 2025, at 10:00 a.m., at the GMS Conference Room located at 5385 North Nob Hill Road, Sunrise, Florida 33351, and via Microsoft Teams video conference:

Meeting ID: **243 370 873 816** Passcode: **ku9td6v2**

As you were previously notified, the Florida Statutes, Chapter 718, required any eligible person who desired to be a candidate for the Board of Directors to provide written notice to the Association of their intent to run no less than forty (40) days prior to the scheduled election. Five (5) eligible owners timely submitted their names as candidates for the Board of Directors. Accordingly, those owners will automatically be elected to the Board on the date of the Annual Meeting, and no election is necessary.

Enclosed you will find the Agenda page for the meeting, which will also be posted on the Condominium property as required by the Florida Statutes.



Patrick Burgess, CAM
for the Board of Directors
Nob Hill Business Center Condominium Association, Inc.

NOB HILL BUSINESS CENTER
CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING – NO ELECTION

Tuesday, April 1, 2025 10:00 a.m.

GMS Conference Room
5385 N. Nob Hill Road
Sunrise, Florida 33351

& VIA TEAMS MICROSOFT MEETING:

Meeting ID: 243 370 873 816 Passcode: ku9td6v2

AGENDA

1. CALL TO ORDER
2. PROOF OF NOTICE OF MEETING
3. ROLL CALL
4. DETERMINATION OF A QUORUM
5. READING / WAIVER AND DISPOSAL OF ANY UNAPPROVED MINUTES
6. UNFINISHED BUSINESS (if applicable)
7. NEW BUSINESS
 - a. MANAGER'S REPORT
 - b. APPROVAL OF MARCH 2025 FINANCIAL REPORTS
8. ADJOURNMENT

An Organizational Meeting of the Board of Directors will follow after a brief intermission.

AGENDA

1. CALL TO ORDER
2. ROLL CALL / DETERMINATION OF QUORUM
3. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES
4. NEW BUSINESS
 - A. ELECTION OF OFFICERS
 - B. OTHER NEW BUSINESS (if applicable)
5. ADJOURNMENT

Nob Hill Business Center Condo Association

April 01 2025 - 10:00 AM ET

Meeting Agenda Packet

Agenda Item #5

- ***Approval of August 22, 2024 Board Meeting Minutes***

Nob Hill Business Center Condo Association

*April 01 2025 - 10:00 AM ET
Meeting Agenda Packet*

Agenda Item #7

- Managers' Report***

Nob Hill Business Center Condo Association

April 01 2025 - 10:00 AM ET

Meeting Agenda Packet

Agenda Item #7

- Approval of February 2025 Financial Reports***