

Maravilla Owners Association, Inc.



February 25, 2025

Maravilla Members:

2025 Annual Meeting – March 29, 2025

Pursuant to Article III, Section 2 of the Third Amended and Restated Condominium Bylaws of Maravilla Owners Association, Inc. (the "Association"), the board of directors of the Association has set the annual meeting of the Association for 2025 to take place beginning at 9:00 a.m. on Saturday, March 29, 2025, at the Courtyard by Marriott at 9550 Seawall Blvd. (Campeche Room), Galveston, TX 77554.

The election of three (3) board members, as well as other Association business will be addressed during this meeting. If you would like to run for one of the director positions, please send your name to the office of the Maravilla by conventional mail at 9520 Seawall Blvd., Galveston, TX 77554, or by email at maravilla409@aol.com, **no later than Friday, March 20, 2025**, so that we have sufficient time to get your names on our ballots. You may submit a short bio or description of your goals as a director if you would like, but it is not required. All interested candidates will be placed on the ballots distributed at the meeting and posted to the Association's website www.maravillatx.com. - If additional nominations are made from the floor during the meeting, members or their proxy-holders will be free to write-in those candidate(s) names on their ballots.

Article VIII (ASSESSMENTS). Section 5 (Enforcement) of our Bylaws provides that "An Owner in default of his obligation to the Association or other Owner as set forth herein shall not be entitled to vote at any meeting of the Association so long as such default is in existence . . ." If you are uncertain whether you have a balance owed to the Association and/or you would like to set up a payment plan with the Association, please contact the office.

A proxy is enclosed for those unable to attend the meeting in person. THE COMPLETED PROXY MUST BE RECEIVED IN THE OFFICE OF MARAVILLA, BY POSTAL MAIL OR DELIVERED IN PERSON to 9520 Seawall Blvd., Galveston, TX 77554 no later than 9:00 a.m. on the date of the scheduled meeting.

The agenda for the annual meeting is enclosed.

Sincerely,

Dominic Marconi, Association Secretary

Enclosures (Agenda, Proxy)

9520 Seawall Boulevard, Galveston, TX 77554

(409) 744-2244

www.MaravillaTx.com

Maravilla409@aol.com



Maravilla Owners Association, Inc.

9520 Seawall Blvd., Galveston, TX 77554

2025 ANNUAL MEETING AGENDA

Saturday – March 29, 2025, 9:00 a.m. – Noon

Will be held at the Courtyard by Marriott at 9550 Seawall Blvd. (Campeche Room), Galveston, TX 77554.

- I. Roll Call (Certification of Quorum)
- II. Proof of Notice of Meeting or Waiver of Notice
- III. Reading of Minutes from Annual Meeting, **February 17, 2024**
- IV. Approval of Minutes of Annual Meeting, **February 17, 2024**
- V. Introduction of Reports of Officers
 - a. Jim Wade – President – **PRESIDENT’S REPORT**
 - b. Kelsey Thompson - **TREASURER’S REPORT – YEAR END REVIEW**
 - c. Accounting change announcement
 - d. Dominic Marconi – **SECRETARY’S REPORT** – Report on electrical panel/ breaker issues- Buildings A, B, C & D
- VI. Old Business
 - a. Update on Building A & Atrium – THIRD AMENDED AND RESTATED DECLARATION OF CONDOMINIUM REGIME -
 1. 3.5. Right of Access and Emergency Repairs.
 2. 3.9. Labor and Material Lien
 3. 3.10D. Structural Alterations & Modifications
 4. 5.1. Individual Unit and Limited Common Elements
 - b. Updating Maravilla’s Organizational Documents
 - c. Options for financing Building A’s Repairs
 - d. Hurricane Beryl
 - e. TWIA insurance claim on subsequent issues
 - f. Bank dance
 - g. Projects update: Elevators, Pools, Facilities, Etc.
- VII. New Business
 - a. Legal Issues – Update from Jim Wade, President
 1. Andrew Myers
 2. Raizner Slania
 - b. 2025 Budget
 - c. Timeshare Units Update
 - d. Future Projects
 - e. Update on Resort Internet and Dish installation

VIII. Election of Board Members

- a. Nominations from the Floor (Nominee must be present to accept)
- b. Presentation of Nominees
- c. Election of Directors
- d. Counting of Ballots
- e. Announcement of Elected Directors (Directors to assume their roles following conclusion of current meeting)

IX. Adjournment