

ANNUAL MEETING NOTICE

JANUARY 2026



IN THIS ISSUE

- Annual Meeting Notice
- Annual Meeting Agenda
- Board of Directors Election
- Resort Operating Highlights

BOARD OF DIRECTORS

- Martin Terry: President
- Lyman Wood: V. President
- Bob Stammer: Secretary
- Carlos Wehby: Treasurer
- Gary Jelin: Director

HOW TO VOTE

To cast your vote or assign a proxy, please go online, and log in to hgvc.com/proxy and follow the instructions using this access code: xxxx-xxxx

To tabulate the votes received online, we must receive your vote or proxy by 10:30 a.m. ET on March 3, 2026 (24 hours before the start of the meeting).

Notice of Annual Meeting

It is our privilege to invite you to the Annual Owners Meeting for The Charter Club of Marco Beach Condominium Owners' Association, Inc. This year's meeting will take place at 10:30 a.m. ET on March 4, 2026, at The Charter Club of Marco Beach, 700 S. Collier Blvd., Marco Island, FL 34145

NOTE: A quorum must be established to conduct the meeting. Please complete and return your Proxy by the time and date noted in the "How to Vote" section.

Annual Meeting Agenda

- Welcome, Call to Order, and Introductions
- Determination of Quorum
- Approval of 2025 Annual Meeting Minutes
- Reports
 - Board of Director's Report
 - Resort Director's Report
 - Insurance Report
 - Financial Report
 - Resale Report
- New Business
 - Ratification of 2026 Budget
- Teller's Report
- Questions and Answers
- Adjournment

To access the meeting minutes, annual audits, and other ownership information, visit the HGV Member website at club.hiltongrandvacations.com and select the **Ownership** tab.

Board of Directors Election

This year, **two** Board member seats were available for election to your board of directors from the list of candidates presented in this mailing. Your board of directors and Hilton Grand Vacations thank each of the Owners who expressed a desire to serve on the board. Your interest in the association is vital and, if you are not elected this year, we hope you will remain interested in serving in the future.

The Charter Club of Marco Beach Condominium Owners' Association, Inc. is very fortunate to have such a dedicated group of board members, and we extend our deepest gratitude to Gary Jelin, Bob Stammer, Martin Terry, Carlos Wehby and Lyman Wood for their board service. Their participation is greatly valued.

ANNUAL MEETING NOTICE

Resort Operating Highlights

Greetings from The Charter Club of Marco Beach and The Charter Club of Marco Beach Condominium Association, Inc.! As we move into 2026, I want to thank our Owners for their support during a challenging but successful 2025.

Over the past year, we managed approximately \$1 million in unscheduled projects at the resort. These included replacing the electrical feed to the pool systems, planning the boardwalk replacement, upgrading electrical feeds to AC condensers on rooftops for all units and replacing a faulty standpipe in the south tower. Scheduled projects included installing new hot water heaters in the Suites and updating room number signage throughout the property. We also refreshed the smoking gazebo, added new cabinets by the grill, purchased two new Hobie Cats and two new kayaks for the beach, installed new gym equipment, updated the bocce court and added a new water fountain at the tennis courts.

Team Members at The Charter Club recently had the opportunity to give back to the community by participating in several meaningful initiatives. We joined a beach clean-up with the city, partnering with other resorts on the island to walk along the shoreline and remove debris — helping protect our environment. In addition, we volunteered with Our Daily Bread, a local food pantry that provides meals to those in need throughout Collier County. Our team remains committed to supporting Marco Island and the surrounding communities through ongoing efforts to make a positive impact.

In 2026, your Home Resort's on-site team plans to focus on several key improvements, including modernizing the elevators with new rollers and hardware for all elevator doors, as well as installing new operating boards for each elevator. Additional projects include installing new pavers throughout the property, adding new metal doors to stairwells on each floor and sealcoating the entire parking lot.

As always, we appreciate our fantastic Owners and look forward to helping you create lifelong vacation memories with your family.

If you have any questions about the enclosed information, please contact General Manager David Martella at 239-394-4192 or email David.Martella@hgv.com.