

Belmont Association  
P. O. Box 34  
Road Town, Tortola  
British Virgin Islands

January 15, 2026

### **Notice of Annual General Meeting and Proxy Statement**

The Annual General Meeting of the Belmont Home Owners Association membership will be held at 10:00 AM (BVI time), Saturday, February 21, 2026, at Omar's on the sandspit, Soper's Hole and via Zoom.

The Agenda will consist of:

- A Review of 2025 Association Activities
- Approval of the budget for 2026
- Election of Board members
- Other business that properly comes to the floor

All members in Good Standing are entitled to one vote for every lot or property unit owned or leased in Belmont Estates. As noted in the By-Laws of the Association, "...a Member in Good Standing shall be a member having paid all amounts due to the Association." If you are delinquent in your assessments, you may send a check along with your proxy, or you may bring a check to the meeting.

#### **1. Budget for 2026 fiscal year:**

The proposed budget for 2026 as approved by your Board of Governors will produce an assessment of \$1,200 per lot or property unit owned or leased by individual members. A discount of \$200 per lot or property unit will be allowed for payment by March 31, 2026. Note that this discount of \$200 applies only to fiscal year 2026 and may not be repeated in the future.

\_\_\_\_\_ I APPROVE of the 2026 fiscal year budget as presented.

\_\_\_\_\_ I DO NOT APPROVE of the 2026 fiscal year budget as presented.

\_\_\_\_\_ I will VOTE IN PERSON at the meeting

#### **2. Election of Governors (Vote for up to 2):**

Note: Each candidate may receive a maximum number of your votes equal to the number of lots you own. For example, if you own two lots, you may give up to 2 votes each for up to two candidates, or you may split your votes and give 2 votes to one candidates and 1 vote

another other candidate (or candidates if there is an approved write-in candidate), but never more than 2 votes to any one candidate.

\_\_\_\_\_ I APPROVE of the election of Ursula Lawrence-Archer to the Board of Governors.

\_\_\_\_\_ I APPROVE of the election of Larry Levien to the Board of Governors.

\_\_\_\_\_ I SUBMIT the following write-in candidate for an open position on the Board of Governors:

\_\_\_\_\_.

The Current Governors are as follows:

- Juleen Christopher 1 year remaining on term.
- Ron Durand, 1 years remaining on term.
- Harry Gray, 2 years remaining on term.
- Teri Grossman, 2 years remaining on term.
- Sarah Lancaster, 1 year remaining on term.
- Ursula Lawrence-Archer, 0 year remaining on term, running for re-election
- Larry Levien, 0 years remaining on term, running for re=election
- Kate Malin, 1 year remaining on term.
- Peter Younger, 2 years remaining on term.

The property unit(s) represented will be voted in accordance with the instructions in this proxy. If not otherwise specified, this proxy is to be voted in favor of the proposed proxy items. If you are not planning to participate in the Annual General Meeting, you may assign your proxy to another individual to vote for you. You may designate that individual bellow. Please make sure you date and sign this proxy form.

\_\_\_\_\_ I hereby designate Peter Younger on behalf of the Board of Governors, to act on my behalf and cast my vote(s) for me.

\_\_\_\_\_ I hereby designate \_\_\_\_\_, to act on my behalf and cast my vote(s) for me.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name (printed): \_\_\_\_\_

**DEADLINE FOR RECEIPT OF PROXIES IS Wednesday FEBRUARY 18TH, 2026, 12PM, BVI TIME**

Please e-mail this proxy to BDO at the following address: [sonya.lewis@bdo.vg](mailto:sonya.lewis@bdo.vg)

If you cannot email this proxy, you may mail or bring this proxy to Belmont Home Owners Association, c/o BDO Limited, P.O. Box 34, Road Town, Tortola, British Virgin Islands, VG-1110.

Zoom Instruction:

teri grossman is inviting you to a scheduled Zoom meeting.

Topic: Belmont Annual Meeting. AGM

Time: Feb 21, 2026 10:00 AM Puerto Rico

Join Zoom Meeting

<https://us06web.zoom.us/j/87453741762?pwd=SmOYmHacdSOuxBGMr11ewuvx10ChEy.1>

Meeting ID: 874 5374 1762

Passcode: 242694

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One tap mobile

+13126266799,,87453741762#,,,,\*242694# US (Chicago)

+13462487799,,87453741762#,,,,\*242694# US (Houston)

Join instructions

[https://us06web.zoom.us/join/87453741762/invitations?signature=CwrAvy1QrFU66HuAXhTHfbSjHHkT5dNOvrJ\\_DKhU-oQ](https://us06web.zoom.us/join/87453741762/invitations?signature=CwrAvy1QrFU66HuAXhTHfbSjHHkT5dNOvrJ_DKhU-oQ)