

Petition for a State Appointed Election Monitor

Petition for a State Appointed Election Monitor — Ocean Tower One Condominium Association,
October 19, 2026 Election

THE PETITION LANGUAGE, VERBATIM, AS AFFIRMED BY EVERY SIGNER

PETITION OF UNIT OWNERS OF OCEAN CLUB TOWER 1 CONDOMINIUM ASSOCIATION,
INC.

799 Crandon Boulevard, Key Biscayne, Florida

The undersigned is a unit owner of record, or the person designated to vote for the unit, at
Ocean Club Tower 1.

I hereby petition, together with the other owners who have signed below, for the election of the
Board of Directors of Ocean Club Tower 1 Condominium Association, Inc. to be monitored and
observed by an independent, neutral third party who is not a candidate, not a director, not the
manager, and not selected by the Association — including, as Florida law provides, monitoring
by the Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of
Business and Professional Regulation upon petition of at least fifteen percent (15%) of the total
voting interests of the Association.

By signing, I request that:

1. An independent, neutral observer be present for the receipt, validation, and counting of all ballots.
2. Any owner who wishes may observe the count, and each candidate may designate one representative to observe.
3. The election rules, the ballot validation standards applied, and the final tally be provided to owners in writing after the meeting.
4. All ballots, envelopes, and election materials be preserved for the period the law requires, so any question can be answered from the record.

I understand that this petition asks only for independent oversight of the election process. It is not a vote, it is not a proxy, and it authorizes no one to cast, submit, or deliver a ballot on my behalf. I understand that under Florida law my own ballot must be submitted by me, from my own email address, and cannot be sent by anyone else. I understand that my signature, my unit number, and the date and time of my signature are recorded, and that my name and unit

number may be shown to other owners and included in the petition submitted to the Division. My email address and telephone number are kept private and are not published.

EXECUTIVE SUMMARY

WHAT THIS PETITION IS

A request under Section 718.5012, Florida Statutes, that the Division of Florida Condominiums, Timeshares, and Mobile Homes appoint an independent monitor to oversee the election, including the handling, verification, and counting of all ballots, including email ballots.

ABOUT THE ELECTION

Two seats on the Board of Directors are to be filled. The annual meeting is Monday, October 19, 2026 at 6:00 PM. The first notice of election was issued August 20, 2026; the candidacy deadline was September 9, 2026; candidate information sheets were due September 14, 2026.

CURRENT STATUS

The second notice of election, with the ballots, has not yet been mailed and is expected within approximately one week. The Association has stated that it has contracted its own election monitor and that alternative voting methods will be offered, but it has not disclosed the procedures that will apply.

WHY OWNERS ARE ASKING FOR STATE OVERSIGHT

In past elections the Association used election monitors of its own selection. Owners have raised concerns about how those elections were run, and about ballots disqualified over technicalities in numbers large enough to affect outcomes, according to an owner who volunteered to count ballots. The board has not adopted electronic voting, so email ballots apply under Section 718.128(7), Florida Statutes, as amended July 1, 2025. Owners are asking for independent oversight and for published procedures governing the receipt, validation, and counting of email ballots.

HOW MANY OWNERS SIGNED

52 of 111 units have signed (46.8 percent of the total voting interests), from 66 signatures. The most recent signature was recorded Sep 10, 2026, 10:52 AM. Fifteen percent of the total voting interests, which is 17 units, is the statutory threshold.

HOW THE SIGNATURES WERE COLLECTED

1. Each signer entered their own unit number and contact information on this site.
2. Each signer reviewed the petition language reproduced above and affirmed it.
3. The system recorded the date and time of each affirmation, and those timestamps are what appear in the table below.
4. Each signer's unit is checked against the Association's unit list.
5. No signature is entered by anyone other than the owner or the person designated to vote for the unit.

SIGNER TABLE — TOTAL UNITS SIGNED: 52 OF 111

Chronological, grouped by day. Times are New York time.

WEDNESDAY, MAY 13, 2026

Unit 703 — Theo Pappas — 05/13/2026 at 8:08 PM
Unit 508 — Pamela Argandona-Carpenter — 05/13/2026 at 8:12 PM
Unit Penthouse 1 — Ana Wolfington — 05/13/2026 at 8:15 PM
Unit 403 — Roger Teran — 05/13/2026 at 8:19 PM
Unit 507 — Yara Feliciano — 05/13/2026 at 8:26 PM
Unit 901 — Veronica Albarran — 05/13/2026 at 8:34 PM
Unit 901 — Mauricio Gruener — 05/13/2026 at 8:34 PM
Unit 308 — Maria Cristina Campana — 05/13/2026 at 9:07 PM
Unit 605 — Alejandro Santos — 05/13/2026 at 9:25 PM
Unit 902 — Ariel Jimenez — 05/13/2026 at 9:38 PM
Unit 301 — Diane Schilit — 05/13/2026 at 9:46 PM
Unit 208 — María Porro Toyos — 05/13/2026 at 11:44 PM

THURSDAY, MAY 14, 2026

Unit 307 — José Pepe Cancio Sr. — 05/14/2026 at 4:34 AM
Unit 203 — Scott Siegel — 05/14/2026 at 5:09 AM
Unit 1508 — Michel Giacomotti — 05/14/2026 at 6:09 AM
Unit 604 — Pablo Keller Sarmiento — 05/14/2026 at 7:10 AM
Unit 203 — Nicole Siegel — 05/14/2026 at 7:16 AM
Unit 207 — Nils Evers — 05/14/2026 at 7:33 AM
Unit PH8 — Pablo Campana — 05/14/2026 at 8:10 AM
Unit 1403 — Robert Hock — 05/14/2026 at 8:43 AM

Unit 1007 — Heide Coleman Kaiser — 05/14/2026 at 11:27 AM
Unit 507 — Julio Zayas — 05/14/2026 at 11:59 AM
Unit 907 — Afshar Yaldai — 05/14/2026 at 12:37 PM

FRIDAY, MAY 15, 2026

Unit PH1 — Sean Wolfington — 05/15/2026 at 1:32 PM
Unit 503 — Francoise Dreuil-Wynne — 05/15/2026 at 2:11 PM
Unit 508 — Juan Pablo Carpenter — 05/15/2026 at 4:08 PM
Unit 801 — William Scott Martin — 05/15/2026 at 6:57 PM
Unit 906 — Deborah Mellen — 05/15/2026 at 7:36 PM

SATURDAY, MAY 16, 2026

Unit 402 — David Vergara — 05/16/2026 at 11:58 AM
Unit 1404 — LUIS PEREZ — 05/16/2026 at 12:59 PM
Unit 302 — Martina — 05/16/2026 at 1:49 PM
Unit 607 — Carolina Diaz — 05/16/2026 at 2:04 PM
Unit 1105 — Mayra Roubach/Brian Tomeo — 05/16/2026 at 2:11 PM
Unit not given — Ignacio Barcena — 05/16/2026 at 2:41 PM
Unit 408 — ROBERTO NOVEY — 05/16/2026 at 5:21 PM
Unit not given — Marianne Coto — 05/16/2026 at 8:27 PM
Unit 1504 — Eduardo Vargas — 05/16/2026 at 10:01 PM

SUNDAY, MAY 17, 2026

Unit 1004 — Maria Tabush — 05/17/2026 at 8:29 AM
Unit 1402 — Gina Switzer — 05/17/2026 at 8:31 AM
Unit 1104 — Roberto C Heros — 05/17/2026 at 9:14 AM
Unit 1005 — Rodrigo Tejada — 05/17/2026 at 10:55 AM
Unit not given — Mauricio Serrano — 05/17/2026 at 11:19 AM
Unit 1507 — Jose Batres — 05/17/2026 at 11:30 AM
Unit 1003 — Bernardo Castillo(Grendell Mgt. LLC) — 05/17/2026 at 12:14 PM
Unit 108 — Jorge Luis Rodriguez — 05/17/2026 at 12:20 PM
Unit 804 — Eduardo Creel — 05/17/2026 at 12:43 PM
Unit 505 — Anne Singer — 05/17/2026 at 1:11 PM
Unit 905 — Luis Uva — 05/17/2026 at 2:21 PM
Unit 403 — Nelda Teran — 05/17/2026 at 2:52 PM
Unit 1208 — Herta Bochmann — 05/17/2026 at 8:52 PM

MONDAY, MAY 18, 2026

Unit 1107 — Jose Luis Lopez Garcia — 05/18/2026 at 1:20 PM

Unit 708 — Evelio Gil — 05/18/2026 at 4:31 PM

Unit 605 — Lucia Molina Berro — 05/18/2026 at 4:39 PM

Unit 1201 — Mariela Cisneros-Mestre — 05/18/2026 at 5:51 PM

Unit 604 — Florencia Perrone — 05/18/2026 at 5:54 PM

SATURDAY, MAY 30, 2026

Unit 1503 — Carlos Coto — 05/30/2026 at 4:40 PM

SATURDAY, AUGUST 22, 2026

Unit 702 — Bernd haubold — 08/22/2026 at 8:12 PM

MONDAY, AUGUST 24, 2026

Unit 1206 — PATRICIA KLEH — 08/24/2026 at 7:42 PM

WEDNESDAY, AUGUST 26, 2026

Unit 401 — Mark Rufeh — 08/26/2026 at 6:43 PM

THURSDAY, AUGUST 27, 2026

Unit 605 — Santos Alejandro — 08/27/2026 at 10:48 AM

Unit 1402 — Lucious Switzer — 08/27/2026 at 3:55 PM

MONDAY, AUGUST 31, 2026

Unit PH3 — John Haley — 08/31/2026 at 9:25 AM

Unit PH2 — John Haley — 08/31/2026 at 9:28 AM

Unit 308 — Andres Avila — 08/31/2026 at 5:11 PM

WEDNESDAY, SEPTEMBER 2, 2026

Unit 1101 — Mary Spencer — 09/02/2026 at 9:16 AM

THURSDAY, SEPTEMBER 10, 2026

Unit 1201 — Victor Mestre — 09/10/2026 at 10:52 AM

Contact information is not displayed here. The underlying records, including email addresses, telephone numbers, and affirmation timestamps, are retained by the site administrator and are

available to the Division on request.

Prepared from the petition records at OceanClubTower1.com on Oct 02, 2026, 2:02 AM.