

**SECOND NOTICE OF ANNUAL MEETING  
AND ELECTION OF DIRECTORS  
OF THE CONDOMINIUM ASSOCIATION OF OCEAN TOWERS, INC.**

**TO ALL MEMBERS:**

On **Thursday, February 6, 2025, at 10:00 AM**, in **170 N Ocean Blvd., Palm Beach, FL 33480** and remotely via **Zoom**, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. The Board has passed a Resolution authorizing electronic voting. Members who have consented to vote online will be able to do so by following the online voting instructions provided herein.

**TO JOIN THE ZOOM MEETING:**

<https://us02web.zoom.us/j/85947792221?pwd=xuNN6FMf6D7wB9090lj53uaZAmsr2l.1>

Meeting ID: **859 4779 2221**

Passcode: **036138**

One tap mobile

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Dial by your location

- +1 305 224 1968 US
- +1 646 931 3860 US
- +1 309 205 3325 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

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The agenda for the Annual Meeting is:

1. Election of Directors.
2. Calling of the roll and certifying of proxies.
3. Proof of notice of meeting or waiver of notice.
4. Reading and disposal of unapproved minutes.
5. Reports of Officers.
6. Reports of Committees.
7. Unfinished Business.
8. New Business.
9. Adjournment.

ELECT/YES

Persons entitled to cast **a majority** of the votes (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted, excluding election of Directors. No quorum is necessary for the election of Directors; however, at least twenty (20%) percent of the eligible voters must cast a ballot in order to have a valid election. It is therefore **VERY IMPORTANT** that you either **attend** or **provide a proxy** or vote online in order to conduct business other than the election of Directors.

Enclosed with this Notice is a ballot for the election of Directors, as well as timely submitted Information Sheets, prepared by the candidates for the Board, who are solely responsible for their contents. The Association is transmitting this information in accordance with the requirements of Florida Law; however, the Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the Information Statements.

Instructions for Marking and Returning Ballot for Directors. **FORGERY OF A BALLOT USED IN AN ELECTION IS A CRIME PUNISHABLE AS A THIRD-DEGREE FELONY.**

1. The enclosed ballot lists all candidates who are qualified to run for the Board.
2. An election of Directors from Ocean Towers South is not required since the number of candidates was less than or equal to the number of vacancies to be filled. Therefore, the names of the Board members will be announced at the meeting.
3. Association members in Ocean Towers North shall be entitled to elect three (3) Directors from Ocean Towers North. Please vote for no more than **three (3)** candidates by marking the ballot with an “X” on the box next to the candidate’s name.
4. An election of Directors for the At Large position is not required since the number of candidates was equal to the number of vacancies to be filled. Therefore the name of the Board member will be announced at the meeting.
5. The ballot must be placed and sealed in the ballot envelope. The ballot envelope must then be placed and sealed in the envelope addressed to the Association and mailed to the Association’s mailing address.
6. You must fill in the unit information on the outside of the envelope addressed to the Association and have the owner or voting member appointed on the Certificate Appointing Voting Member sign his/her name.
7. The ballot must be received by the Association no later than **Thursday, February 6, 2025.**
8. If you are going to attend the Annual Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.
9. Alternatively, if you have consented to online voting by providing a written consent to the Association you may vote online at [www.onrapp.com](http://www.onrapp.com) using the instructions included with the notice of this meeting.

ELECT/YES

## VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **general proxy** is for the purpose of establishing a quorum and appointing **another person** to vote for you on parliamentary procedure or other matters that do not require a limited proxy. It must be signed by the person authorized to cast the vote for the unit. Please note that you cannot vote for Directors by proxy. If you intend to vote for Directors and do not attend the Annual Meeting, **you must vote by use of the enclosed Election Ballot.**

2. The proxy must be submitted to the Association **prior to the scheduled time of the meeting.** It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: **170 N Ocean Blvd., Palm Beach, FL 33480**, or via email to: **oceantowersgm@gmail.com**. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.

4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.

5. A **proxy form** is enclosed with this notice for your use, if needed. Alternatively, if you have consented to online voting you may vote online at [www.onrapp.com](http://www.onrapp.com) using the instructions included with the notice of this meeting.

Please be sure to mail in your proxy and your ballot, unless you plan to attend the Annual Meeting to cast your votes in person or vote online. **DO NOT PLACE YOUR PROXY INSIDE THE BALLOT ENVELOPE AS THIS MAY COMPROMISE THE SECRECY OF YOUR BALLOT IN THE ELECTION.**

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Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business - a. Elect Officers.
4. Adjournment.

Date: 18/01/2025.

**BY ORDER OF THE BOARD OF DIRECTORS**

Dori Zaleznik  
Dori Zaleznik (Jan 18, 2025 09:56 EST)

**Dori Zaleznik, President**

ELECT/YES

## PROXY

The undersigned Owner or Voting Member of Unit No. \_\_\_\_\_ in **Ocean Towers** \_\_\_\_\_, a **Condominium**, appoints (Check one):

\_\_\_\_\_ a) **John Simmonds, Secretary** of the Association, on behalf of the Board of Directors, or

\_\_\_\_\_ b) \_\_\_\_\_ (if you check b, write in the name of your proxy) as my proxyholder\*, with power of substitution, to attend the meeting of the members of **The Condominium Association of Ocean Towers, Inc.**, to be held **Thursday, February 6, 2025 at 10:00 AM**, in **170 N Ocean Blvd., Palm Beach, FL 33480 and remotely via Zoom**, and any adjournment/recess thereof.

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

SIGNATURE OF OWNER OR VOTING MEMBER:

Signature:\_\_\_\_\_ Print Name:\_\_\_\_\_

\*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the **Secretary** of the Association as your proxyholder.

**DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.**

## SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

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

\_\_\_\_\_  
**PROXYHOLDER**

**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

**THE CONDOMINIUM ASSOCIATION OF OCEAN TOWERS, INC.**

**BALLOT FOR ELECTING DIRECTORS**

**OCEAN TOWERS NORTH**

**THURSDAY, FEBRUARY 6, 2025**

**10:00 AM**

The following (in alphabetical order) have had their names placed into nomination. Vote for no more than **three (3)** candidates. **If you vote for more than three (3) candidates, your ballot will be invalid.**

☐ FISHBURN, RANDOLPH

☐ FORD, GERARD

☐ HALFON, ISAAC

☐ OLDENBURG, AMY

## Personal Statement of Randy Fishburn

Hello to all North Building Ocean Towers Owners. I am running for the Board of Ocean Towers North and respectfully request your vote.

I have lived in Ocean Tower since 2021 and have served on the last two Boards.

By way of background, I was a partner in the international Law Firm of White and Case for nearly 30 years. I was resident in the New York head office and visited Palm Beach for weekends to escape the New York winters! I loved Palm Beach and decided to retire here once the time came.

At White and Case I specialized in Complex Litigation and Dispute Resolution, primarily representing foreign governments and companies who had disputes with the U.S. or State Governments as well as U.S. Companies. My largest client was the Government of France who owned the bank Credit Lyonnaise which had many interests in the United States. One of my most notable cases was the representation of Credit Lyonnaise for the control of the movie studio MGM after borrower had defaulted. We successfully seized the Studio and ran it for two years making such successful movies as Get Shorty, Pulp Fiction, the Birdcage and brought back the James Bond franchise with Pierce Brosnan. The bank later sold the studio having turned it around. Most of my cases were high stakes litigation in the hundreds of millions to billions of dollars. Working on such cases, I learned to work calmly under pressure which has served me well in later life. My legal expertise is a unique skill I bring to the Board, particularly necessary at this time.

During my career at White and Case I represented clients in many countries. Working with so many nationalities, I learned to work with different cultures and personalities. This gave me the experience to handle difficult legal problems through diplomatic means. Such skills have proved useful for my serving on charitable boards as well as consulting for the Board of my Co-op in New York.

Having served on the last two Boards, I am aware of the challenges that face our building at this time. I believe I have brought a steady hand to potentially thorny issues. I am running for the Board again to continue the work which needs to be done so we can successfully build on our successes. I am mindful of the special friendliness of our building and it is a priority to me to maintain and enhance a friendly atmosphere to the benefit of all.

I would welcome the opportunity to meet those who do not know me. I would be happy to meet for coffee or a drink and get to know you better and give you the opportunity to get to know me better.

I return to Palm Beach in mid January. My e-mail is [Randolphfishburn@mac.com](mailto:Randolphfishburn@mac.com).

Thank you.

Randy Fishburn

## **Letter to North Ocean Condominium Association**

I am writing to express my interest in a seat on the building's board of directors, representing the North. As a Florida resident and a long-time resident of Ocean Towers, I have been involved in the community and believe that my experience and perspective can contribute to the betterment of our building.

Among the issues we face is the need for improvements in our parking lot and landscaping. The parking lot and drainage system require attention, and we should consider hiring an engineer to provide recommendations. Additionally, we should find a new, attractive surface to upgrade the look of our parking lot and should eliminate the temporary plants and develop a comprehensive plan for their replacement.

Furthermore, we should improve our bookkeeping system. The recent reconciliation process for OT books was extremely time-consuming and was caused by the premature termination of the bookkeeper's employment. We should develop a better plan for staff changes and ensure that they are implemented effectively.

In terms of board and owner management, I believe that we should continue with our **self-management approach**, which allows for a more personal and collaborative environment. However, we should also establish a written outline and vision for the manager's role, ensuring that they have the necessary support and resources to effectively manage the building.

Additionally, we should address our financial situation by implementing a system with a financial cushion. This will help us avoid unnecessary time spent on paperwork and assessments, which can be costly and time-consuming. The GM should operate with written board guidelines that outline the approved budget for higher needs within our By-Laws. All reputable buildings have a budget that spans two to three months.

Throughout my career, I have had the privilege of working as a co-owner of a major talent management firm with 16 offices worldwide. In this role, I managed various financial, organizational, and legal issues, as well as the daily challenges of building management. I believe that my experience in these areas can be valuable assets to the North Ocean Condominium Association.

I am confident that all of our problems can be solved through constructive dialogue and a willingness to adapt. I hope that we can work together to create a better future for our building and its residents.

### **Resume**

Gerard William Ford Jr.

1971-1973 University of Oklahoma

1973-1976 Nathaniel Hawthorne College, Antrim, NH. BS Economics,  
BS Business Administration, AS Aviation Sciences

1973-1975 Director of Advanced Flight Program - Hawthorne College

1972-1975 Penn Dixie Industries Pilot- Learjet & Bell Helicopter

1976-2007 Ford Models Inc

### **Former Boards**

Trevor Ewing Foundation- Brain Tumor Research, Eagle Hill School, Southport, CT

2010-2014 Oxoterra USA, Environmental Services Company Distributing Water

Cleaning Services to the Mining Industry

### **Memberships**

Bear Lakes CC, Winged Foot Golf Club, Stamford Yacht Club,

Married to Darrah Ford, Son Will, resides in Dallas, TX

**Amy Oldenburg, 506N.** Partner: Ashton McFadden - 5 kids (all teens and young adults)  
<https://www.linkedin.com/in/amyoldenburg/>

Our family joined the Ocean Towers community in the Spring of 2019 after a long search for a home in the area. I was born and raised in Cleveland Ohio, and members of my family were part of the original team from the Cleveland Clinic who moved to establish their South Florida operations in 1988, so I have spent my entire life with family in the area who still live here today. After many years of staying with family, and after many considerations we settled on Palm Beach in 2018 for a home of our own. The 3 older kids are all adults, and the two younger ones are teens on their way to university soon.

We split our time between Bronxville, NY and Palm Beach all year long, and a number of the our direct neighbors and friends from Bronxville, also live in our neighborhood here in Palm Beach. Our oldest child also lives and works in Miami. Between family ties, known neighbors and new friends we've made while in PB, we are grateful to have our home at Ocean Towers and care deeply about the long term plans for our building and community.

My qualifications for the board go beyond my passion for our community. I hold a BS in Finance from Fordham University and MA in Applied Psychology from University of Southern California. I am currently a Managing Director at Morgan Stanley and lead the global emerging markets investment team. I am a member of the operating committee for our asset management business and a member of the firms innovation committee. Over the last 25 years with the firm I have overseen complex global and atypical market structures, managed diverse teams and dealt with transition and crisis. I regularly travel around the world, and I oversee a team of over 40 people based in New York, Mumbai, Singapore, Hong Kong and Riyadh. I am always on call and I am used to working a 24/7 schedule taking calls or making decisions whenever needed.

While we are coming to the end of the major renovation projects at Ocean Towers, I have been investing and managing in unique renovation and restorations projects in my free time for 20 years. My personal projects include the restoration of a historic home built in 1851 in Saratoga Springs, NY in a landmark district. The restoration was awarded by Saratoga's Landmark committee and required extensive work and city easements and landmark approvals to complete. Multiple renovations in Bronxville, NY and most recently a full renovation of a mid-century modern ski home in Stratton, VT that was featured in Stratton Magazine in 2023. I have a very balanced approach to managing projects, ensuring high quality work and minimizing waste or spending where it doesn't result in additional upside. I am confident we can find the right path forward at Ocean Towers to ensure we are maintaining our beach front property, while not creating unnecessary assessments or spending for owners. With the right coordination we can continue to incrementally improve our owners and residents experience with more transparency, better communication and smart execution of projects.

Finally, I am currently an independent director on the board of Abhi Ltd, a fintech based in the Middle East and early in my career, I spent years leading a nonprofit board clearinghouse education series in NYC to train non-profit board members on strong board governance and responsibility. In the past, I have also held board and committee positions for various non-profits including the Norton Museum of Art. I take board positions very seriously and have only decided this year to step up and run for the board as a number of my other activities or responsibilities have ended allowing me the appropriate commitment needed to have a seat on the Ocean Towers board.

I understand the dynamics of the north and south buildings, and appreciate the distinct decision making needed while making sure we maintain shared services and property. I look forward to meeting more neighbors and welcome the opportunity to listen to views on what's is needed to make Ocean Towers the best it can be. My personal mobile is +1 917 453 5995. I welcome your call and please consider me as you vote for your future board of Ocean Towers.