ANCHOR COVE MARINA
CONDOMINIUM ASSOCIATION

2026 Annual Meeting

ANCHOR COVE MARINA CONDOMINIUM ASSOCIATION
1600 5th Street – Anacortes, WA 98221
360-293-7033

26 September 2026

Board of Directors

President (& Pile Replacement Lead) - Steve Brown
Vice President (& WiFi System Lead) - Brett Peck
Secretary (& D-Dock Replacement Lead) - John Wilkinson
Treasurer - David Hansen
Dock Chairman (& Lead on West Wall & Dredging Projects) - Jim Freeman
Director-at-Large (& Legal Chair) - David Wilton
Director-at-Large - Ted Kartes

Harbormaster - Jonathan Richards

ANCHOR COVE MARINA
CONDOMINIUM ASSOCIATION

August 25, 2026

To Anchor Cove Marina Owners:

Please find attached your Owner's Packet, which provides information about the upcoming 2026 ACMCA Annual Owners Meeting, scheduled for September 26th, 2026. The packet includes an agenda outlining the current topics, proposed budget, and projects that will be presented.

Over the past four years, Anchor Cove Marina has embarked on several substantial projects, and we, the board, do realize the financial strain it has put on all of us; we would like to express our deep appreciation to everyone for helping us complete these projects. These include two rounds of pile replacement, the construction of a new West Wall, and then this fall, another round of pile replacement, the construction of a new D Dock, and dredging of the C/D fairway and D Dock area. The board and staff express their sincere gratitude for everyone's cooperation during these construction projects. These improvements have been noticed by the boating community, and we hope you share our pride in our accomplishments. We couldn't have achieved these results without the unwavering support of our valued owners.

I would like to encourage all owners to attend our annual meeting. Having a quorum and hearing from you, the owners, is crucial for the board and staff to continue maintaining Anchor Cove as a fun and welcoming marina. We will be providing a livestream of the Owners Meeting this year. If you plan to watch the meeting by livestream, please ensure that you vote your ballot either personally or by proxy before the meeting.

We have welcomed 9 new owners and would like to extend a warm welcome to our community. We hope you can attend the annual meeting.

Looking forward to seeing you at the owner's meeting in September.

Steve Brown
President
Anchor Cove Marina Condominium Association

2026 ACMCA Annual Meeting Agenda

09:00 Call the meeting to order. Welcome attendees.
Introduce Marina Staff and Board members
New Owner Welcome and Introduction.

09:15 Request motion to approve 2025 Annual Meeting Minutes.

09:30 Harbormaster Report, Q & A

10:00 Insurance Report (John Wilkinson), Q & A

10:15 Treasurer's Report and Budget (David Hansen), Q & A

10:30 Current Projects
- D Dock Replacement, John W.
- Cathodic Protection Timing/Cost, Jonathan
- B/C Pile Replacement, Steve
- Dredging, Jim
- West Wall follow-up, Jim
- East Wall update, Jim

11:30 Presentation for new gate security system

11:45 Break; Verify Quorum

12:15 Call for Vote on Budget.

12:30 Capital Projects follow up discussion, as needed.

12:45 Open Floor for New Business, Old Business

1:00 Call for Motion to Adjourn

Anchor Cove Marina Condominium Association
Annual Owners Meeting
September 26, 2026
9:00am

Anacortes Yacht Club
611 Rotary Park Lane
Anacortes, WA 98221

Please Enter via the Stairs/Deck

Treasurer Report

ACMA 2026 Annual Owner Meeting Package

Prepared by David Hansen

2026 Review

Net operating income for full year 2026 is currently projected to be a loss of ($9,663). This is $15,024 lower than the 2026 budgeted net income of $5,360.

Lower income in 2026 is driven by $16,551 higher than budgeted insurance costs. ACMA's annual insurance term is August through July, so at the time of budget the board only knows the insurance cost from January to July in the next year, and so the board estimates the renewal rate for August to December in the next year. At the time of last year's budget, the board estimated a 10% increase in the insurance renewal rate, but the actual renewal rate increase was 42%. The higher increase was primarily due to increasing the insurance value limit for docks and breakwaters by 25%. The board determined a 25% increase was prudent given increases in permitting and construction costs. The insurance cost increase will carry into 2027 and is reflected in next year's operating income budget. At the owner's meeting the board will discuss the process for evaluating and renewing insurance each year, and additional review that will take place next year to address rising marina value, insurance market conditions, and potential levers for managing insurance cost.

Accounting Services expense was lower than budget as we brought accounting services in-house when ACMA's accounting firm Pacific Grace closed its practice at the beginning of 2026. Lower Accounting Services expense was offset by higher accounting and payroll systems expense as well as bookkeeper wages, resulting a neutral net impact to operating income. The board is evaluating longer term alternatives for accounting systems and bookkeeping support, and may decide to transition to new HOA-specific software and bookkeeping support. The goals of any new framework will be neutral net impact to operating income, easier administration for ACMA staff and future boards, and better ability for owners to manage their accounts, invoices, and payments.

All other operating income and expense items are projected to be close to budget.

The deferred maintenance reserve balance is projected to end 2026 at $465,000 which is somewhat higher than the long-term target of $400,000. The deferred maintenance reserve is held for emergency repairs and for significant maintenance needs which occur less frequently than annually.

Capital replacement reserve funds began 2026 at $1.8 million and are projected to end 2026 at $0.6 million. Throughout 2026 the capital fund is increasing with special assessments and is being used for expenditures related to replacing the West Breakwater, replacing D-Dock, pulling remaining creosote dock piles, and dredging the east end of the marina. The ending $0.6 million capital replacement fund balance is expected to be used for final contractor payments for replacing D-Dock, and beginning to deploy corrosion protection for the West Breakwater.

2027 Operating Budget

Net operating income for 2027 is budgeted to be $1,008.

Expenses are budgeted to increase by $84,399 in 2027, of which $57,913 is due to higher insurance costs and $11,340 is due to higher electricity costs. As discussed above, the insurance renewal beginning in August 2026 was substantial and this will carry into 2027. Higher electricity costs will mostly be passed to owners based on their individual slip electrical usage. All other expenses are budgeted to increase by a total of $15,146 or 3% driven primarily by inflation impacting wage rates, DNR lease, and other costs. As discussed above, there are expense line item shifts in the 2027 vs 2026 budget due to bringing accounting services in-house. These line item shifts include higher wages and systems costs and are offset by lower Accounting Services Professional Services expense with the impact overall net neutral to operating expense.

In order to fund higher expenses, the board has budgeted a 12% increase in monthly assessments beginning January 1, 2027. Below is a table showing monthly assessment rates. For reference, the most recent prior monthly assessment rate increase was in January 2023, when the rate increased by 15%. So, the last increase to monthly assessments was 4 years ago. The board strives to keep monthly assessments as low as possible.

Monthly Assessment Rate

Slip Numbers	2027 Budget	Current
A1-A25; B27-B50	$341.47	$304.89
A26; B51-B75; C76-C125; D139-D153	$314.10	$280.45
D126-D138	$286.79	$256.06
D154-D166	$434.31	$387.78
D167	$546.27	$487.74

Capital Replacement Expenditures and Special Assessment Income

Expenditure Estimates: 30-year capital replacement timing and cost estimates are updated at least annually based on marina condition evaluation, vendor and supply cost levels, and project research. It is important to note that cost estimates and timing are preliminary best estimates (not intended to be optimistic or pessimistic) and they are subject to change as the board reviews alternative approaches, as marina conditions evolve, and as more information about costs becomes known.

2025-2026 priorities have been replacing the West Breakwater, replacing D-Dock, replacing all remaining creosote dock piles, and dredging east of C-Dock.

2027 is currently anticipated to be a year of minimal capital project activity. We plan to begin placing corrosion protection on new steel west breakwater and on new steel dock piles as residual capital funding allows.

2028 priorities are dredging under and between A, B and C docks, and completing breakwater and dock pile corrosion protection.

Further into the future, priorities will include replacing dock roofs and other dock structures, and the potential need to replace the bulkhead and gangways.

Special Assessments: Special assessments will be used to fund capital replacement projects, consistent with past practices. The idea, based on the experience of past boards, is that owners prefer to save individually for future replacement funding rather than having the association build and hold significant replacement reserve funds. The 30-year schedule of replacement timing and cost estimates can help owners anticipate and save for future special assessment announcements.

ACMA doesn't have a reserve study prepared by an outside company. Instead, prior boards and the current board follow a practice of regularly updating the 30-year capital replacement cost and special assessment planning schedule. This schedule is based on ongoing evaluation of the marina condition and review of replacement costs, and a long-term reserve objective to allow owners to save individually for future replacement funding rather than having the association build and hold significant replacement reserve funds.

The upcoming special assessment of $1.8 million was announced earlier in 2026 and will be due this November. As is shown in the 30-year schedule, the board is not currently planning a special assessment in 2027, and the next anticipated special assessment will be in 2028.

2027 Operating Budget

Anchor Cove Marina Condominium Association

	2027 Budget	2026 Budget	2027-2026 Budget Diff			Reference Information 2024 Actual	2025 Actual	2026 Forecast
Operating Revenue								
Slip Owner - Monthly Assessment	662,834	591,816	71,018	12%		586,751	591,953	591,816
Slip Owner - Electric	66,924	58,213	8,710	15%		53,349	55,237	58,213
Interest Income	17,398	16,080	1,318	8%		18,514	17,764	17,398
Laundry/Showers/Parking	4,152	5,152	(1,000)	-19%		5,152	9,317	4,152
Resale Certificate Fees	3,000	3,000	0	0%		2,275	3,825	1,500
Late Fees	1,000	1,000	0	0%		1,025	1,078	2,000
Total Operating Revenue	**755,308**	**675,262**	**80,046**	**12%**		**667,071**	**679,174**	**675,080**
Operating Expenses								
Wages	209,635	194,584	15,051	8%		167,161	175,221	198,307
Payroll Tax Expense	25,796	24,402	1,394	6%		21,431	20,011	24,402
Janitorial Services	8,920	8,155	765	9%		7,890	6,880	8,920
Total Labor	**244,351**	**227,140**	**17,210**	**8%**		**196,482**	**202,112**	**231,629**
Water / Garbage / Recycle / Internet	35,459	35,709	(250)	-1%		33,018	37,229	35,459
Sewer	15,833	14,372	1,461	10%		13,953	14,960	15,372
Electric (Both Slips & Marina Use)	86,942	75,602	11,340	15%		71,262	72,108	75,602
Telephone	1,433	1,365	68	5%		1,350	1,286	1,365
Recycling (Oil, Antifreeze, Filters)	3,090	3,000	90	3%		2,253	995	3,000
Total Utilities	**142,758**	**130,048**	**12,710**	**10%**		**121,838**	**126,578**	**130,798**
DNR Lease Payments	41,251	40,277	974	2%		36,624	38,632	39,853
Total Leases	**41,251**	**40,277**	**974**	**2%**		**36,624**	**38,632**	**39,853**
Building Maintenance	5,000	5,000	0	0%		1,271	257	5,000
Landscaping	2,500	2,500	0	0%		2,178	2,068	2,500
Dock Structures & Ramps	40,000	50,000	(10,000)	-20%		25,411	25,453	50,000
Dock Electrical	2,000	2,000	0	0%		903	5,314	2,000
Parking	1,000	1,000	0	0%		2,889	60	1,000
East Breakwater	800	800	0	0%		583	165	800
North Breakwater	10,000	10,000	0	0%		9,928	3,536	10,000
West Breakwater	0	0	0	0%		1,352	0	0
Shower/Laundry	3,000	0	3,000	0%		1,985	5,325	0
Shop Tools & Materials	5,000	5,000	0	0%		8,651	2,103	5,000
Fire Systems	6,000	6,000	0	0%		4,591	795	6,000
Security / Gate	6,000	3,000	3,000	100%		6,719	160	3,000
Sewer Systems	2,000	0	2,000	0%		148	0	0
Wifi and Cable Phone	4,000	2,000	2,000	100%		2,502	0	2,000
Dock Carts	1,000	1,000	0	0%		1,958	1,709	1,000
Vehicles & Trailers	3,000	3,000	0	0%		313	221	3,000
Boats, Outboards & Barges	1,000	1,000	0	0%		163	344	1,000
Other Repairs/Maintenance	0	0	0	0%		5,675	4,602	0
Total Repairs / Maintenance	**92,300**	**92,300**	**0**	**0%**		**77,221**	**52,112**	**92,300**
Auditing & Tax Prep	8,600	8,400	200	2%		7,540	7,760	8,400
Accounting Services	0	17,737	(17,737)	-100%		17,447	17,691	5,737
Legal Fees	10,000	10,000	0	0%		3,500	450	10,000
Engineering / Permitting Services	0	0	0	0%		0	0	0
Total Professional Services	**18,600**	**36,137**	**(17,537)**	**-49%**		**28,487**	**25,901**	**24,137**
Office Supplies & Expenses	3,000	2,000	1,000	50%		1,503	1,185	4,000
Meeting Expenses	1,000	1,000	0	0%		373	1,171	2,000
Board Expenses	500	500	0	0%		167	250	500
Dock Party	1,500	1,500	0	0%		1,214	1,315	1,500
General Insurance	196,199	138,286	57,913	42%		116,676	126,693	154,837
Real Estate Tax	777	713	64	9%		458	679	740
Accounting Systems	12,065	0	12,065	0%		0	0	2,450
Total General Expenses	**215,041**	**143,999**	**71,041**	**49%**		**120,391**	**131,293**	**166,027**
Total Operating Expenses	**754,300**	**669,902**	**84,399**	**13%**		**581,042**	**576,628**	**684,743**
Net Operating Income	**1,008**	**5,360**	**(4,353)**	**-81%**		**86,029**	**102,546**	**(9,663)**

Cash Balance

Anchor Cove Marina Condominium Association

	Year-End 2025 Actual	Forecast change in 2026	Year-End 2026 Forecast	Budget change in 2027	Year-End 2027 Budget	Target balance / other notes
Operating cash	**60,366**	(366)	**60,000**	0	**60,000**	$60,000 target
Deferred maintenance reserve	**474,503**	(9,297)	**465,206**	1,008	**466,214**	$400,000 long term target
Capital replacement reserve	**1,765,086**	(1,123,550)	**641,536**	(641,472)	**64**	Target will vary based on capital replacement needs
DNR lease security deposit	**76,670**	1,000	**77,670**	1,000	**78,670**	$75,000 required in DNR lease
Total cash	**2,376,625**	(1,132,213)	**1,244,412**	(639,464)	**604,948**	

Capital Replacement and Special Assessment Estimates

Anchor Cove Marina

Amounts in $ thousands, based on 2026 preliminary prices without inflation

Estimates established by Capital Replacement Committee Chairs and Harbormaster & reviewed by the Board as part of the annual budget process

			Actual					Fcst	Budget	Very preliminary longer term estimates						
		Cost over 30 years	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045	2046-2050
EXPENDITURES																
1. Dock Piling	All creosote piles replaced by 2026	$2,827	1	2	292	78	139	405	0	10	0					1,900
2. West BW	Replaced in 2026 - need zincs	$8,021			54	154	4,814	2,149	195	655	0					
3. North BW	Replaced in 2019	$500												500		
4. NE BW	Good condition - new panels 2026	$0														
5. Marina Docks	D Dock to be replaced 2026. A, B and C docks in fair condition.	$5,555			19			2,592	444					2,500		
6. Dock Roofs and Support	DNR may require design changes as a condition lease renewal in 2034.	$7,000											7,000			
7. Bulkhead and Gangways	Ensure structural integrity. Address creosote issues.	$2,000											1,000		1,000	
8. On-Shore Assets	Parking lot - periodic resurfacing. Buildings in good condition.	$500													500	
9. Dredging	D Dock area 2026; A-C Dock area 2028 plus pull Trident piles	$3,808	0	114	37	95	93	1,156	4	2,309	0					
Total Expenditures		**$30,210**	**1**	**116**	**402**	**327**	**5,046**	**6,301**	**643**	**2,974**	**0**	**0**	**8,000**	**3,000**	**1,500**	**1,900**
SOURCES OF FUNDS																
Special capital replacement assessment plan			849	0	1,998	1,998	2,451	5,144	0	3,000	0	0	8,000	3,000	1,500	1,900
D-Dock finger extension special assessment						46										
Interest income					43	138	135	33	2	2	0					
Total Sources of Funds			**849**	**0**	**2,041**	**2,182**	**2,585**	**5,178**	**2**	**3,002**	**0**	**0**	**8,000**	**3,000**	**1,500**	**1,900**
Available capital replacement funds at end of year			**848**	**732**	**2,371**	**4,226**	**1,765**	**642**	**0**	**28**	**28**	**28**	**28**	**28**	**28**	**28**
Preliminary special assessment per slip																
A1-A25; B27-B50			5	0	12	12	15	32	0	19	0	0	49	19	9	12
A26; B51-B75; C76-C125; D139-D153			5	0	11	11	14	29	0	17	0	0	45	17	9	11
D126-D138			4	0	10	10	13	27	0	16	0	0	41	16	8	10
D154-D166			7	0	16	16	19	40	0	24	0	0	63	24	12	15
D167			8	0	20	20	24	51	0	30	0	0	79	30	15	19

AMCA 2025 Annual Meeting & BOD Minutes (record of Q&A and slides from Owners attached separately):

Anchor Cover Annual Mtg 2025

Saturday, October 4, 2025

The meeting was opened at 9am by David Wilton, as Vice-President, of the BOD.
Voting Results:

- 2026 nominees for BOD officers elected; Brett Peck, David Wilton, Jim Freedman
- 2026 Operating budget approved by owners
  - Votes carried with 51% of owners submitting ballots incl. proxies which were voted by the BOD.

New owners
Several new owners introduced

Old Business:
Motion made and seconded to Approve 2024 Annual Meeting Minutes, motion passes

Presentation packages available separately were reviewed as follows:

Dock Report- (Jonathan Richards)
Focus on ongoing maintenance and safety steps

Insurance and D-Dock (John Wilkinson)
Status of Association Policies; emphasis on keeping current individual owner policies
D Dock status summarized; future decisions on grating type and 30/50 amp power

Finance (David Hansen)

- Treasurer
  - Monthly dues in 2026 to remain the same
  - Sufficient reserves for deferred maintenance account
  - Ongoing capital assessments to build reserve for projects through 2028

Dock Chairman (Jim Freedman)
Permitting status and process reviewed
WBW focus given project is imminent

New business_from Floor for discussion
General support for BOD direction on both WBW and D-Dock
Motion by owner from A-dock for sharing of relocation costs not seconded. Noted by David Wilton that RCW regs. Prohibit cost sharing given our Condominium status.

Motion to adjourn at 11 am,…adjourned!

October 4th BOD meeting after Annual Meeting:

Followup BOD meeting voted to approve new slate of officers and to retain current legal, contractual and accounting contractors as ACMCA contractors of record.
During absence of Ted (medical) and David W (away), Steve Brown will serve as VP and will be added as a signatory to checks etc. Motion approved by BOD.
BOD approved purchase of piling caps for WBW for $13k. Anodes cost being investigated.

Next meeting at Anchor Cove at 9am on November 17th.

Adjourned at 1pm.

ANCHOR COVE MARINA
CONDOMINIUM ASSOCIATION

Board of Directors Candidate Questionnaire

Please return this form via email to anchorcove.office@gmail.com or by mail to Anchor Cove Marina Condominium Association, 1600 5th Street, Anacortes, WA 98221

Personal Information

Name

Stephen RC Brown

Number of Years as Owner at Anchor Cove	Total Number of Years at Anchor Cove (both as Renter and Owner)
12	12

Slips Number(s) Owned

C-89

Previous Marina Condo Board Experience

Location	Length of Time
Whittier Alaska	5 years as owner and 2 years on the board

Position(s) Held

Board Member

Other Experience

Other applicable marina association experience

Currently work 2 days a week at Anchor Cove Marina for the past 7 years. Duties assigned include Dock maintenance, waterlines, Cleats, Docks and anything else that may need repair. As a member of ACMCA Board member the past 4 years years I have been the coordinator for creosote pile replacement and recently assisted in coordinating the west wall replacement project. Currently I am the Coordinator of the 2026 pile replacement project.

Other applicable experience on governing boards or committees

Member of Mat-Su EMS Advisory board, Anchorage Fire Dept. Safety advisory Board. Cliffside Marina Board of Directors in Whittier Alaska and served for 2 years as a member until I moved to Anacortes in 2016. Since 2022 I have been on the Board of Directors for Anchor Cove Marin in that time I coordinated the Pile replacement projects and Assisted in the West Wall Replacement Project. I was selected VP of the board in Oct. 2025 and selected by the other board member to be President of the board in the spring of 2026.

Past and present work experience applicable to board / condominium positions

As a Board member of Cliffside Marina Condo association I assisted in getting a new Harbor Master Building built. As a member of ACMCA I have been involved in Coordinating the Pile replacement and assisting in West Wall replacement. Currently We are undertaking ACM improvements with D Dock Replacement, Dredging and Pile replacement. I assist as needed with the lead coordinator, working on budget, timing, and contractor coordination. Since I work on the Docks 2 days a week I get to talk and hear from the owners and renters about concerns and suggestions to improve ACM.

Personal Information – family, home, location, etc., as you see applicable

When my wife, Velda, and I decided to relocate to the lower 48 after my retirement from the Anchorage Fire Department, we embarked on a road trip to Washington. Our objective was to find a boat slip, and we toured several marinas. Among them, we fell in love with Anchor Cove Marina. We made the decision to purchase the slip before we even bought our home. In 2016, I retired and we moved to Anacortes, where we could be close to the water and enjoy a longer boating season.

Why do you want to serve on the Board?

I am excited about the improvement we have been working on at ACM and want to continue making this one of the best Marinas around.

ANCHOR COVE MARINA
CONDOMINIUM ASSOCIATION

Board of Directors Candidate Questionnaire

Please return this form via email to anchorcove.office@gmail.com or by mail to Anchor Cove Marina Condominium Association, 1600 5th Street, Anacortes, WA 98221

Personal Information

Name

David Hansen

Number of Years as Owner at Anchor Cove	Total Number of Years at Anchor Cove (both as Renter and Owner)
10	10

Slips Number(s) Owned

C094 and D132

Previous Marina Condo Board Experience

Location	Length of Time
Anchor Cove Marina	Since 2020

Position(s) Held

Treasurer

Other Experience

Other applicable marina association experience

Other applicable experience on governing boards or committees

Past treasurer Anacortes Yacht Club and Thunderbird Aquatics Club
Current treasurer for Friends of Fidalgo Pool and Fitness Center
Director of Finance and Budgeting, and Director of Compensation and Benefits at U.S. Bank (now retired)
MBA from University of Chicago, undergraduate in Economics and Statistics from Pomona College

Past and present work experience applicable to board / condominium positions

Personal Information – family, home, location, etc., as you see applicable

My wife and I live in Anacortes in Old Town, just a couple blocks from the marina

Why do you want to serve on the Board?

I would like to contribute in areas of budgeting, financial reporting, capital replacement planning, and reserve fund cash management..

ANCHOR COVE MARINA
CONDOMINIUM ASSOCIATION

Board of Directors Candidate Questionnaire

Please return this form via email to anchorcove.office@gmail.com or by mail to Anchor Cove Marina Condominium Association, 1600 5th Street, Anacortes, WA 98221

Personal Information

Name

Stan Jacobs

Number of Years as Owner at Anchor Cove	Total Number of Years at Anchor Cove (both as Renter and Owner)
17	17

Slips Number(s) Owned

B-42

Previous Marina Condo Board Experience

Location	Length of Time
None	

Position(s) Held

Other Experience

Other applicable marina association experience

Long term resident of Anchor Cove Marina. Regularly volunteer to assist with marina operations, including relocation of unpowered vessels, helping fellow residents, and supporting marina projects as requested. I value teamwork, practical problem solving, and contributing to the well being of the marina community.

Other applicable experience on governing boards or committees

None in a formal governing board or committee capacity.

Past and present work experience applicable to board / condominium positions

Retired electrical engineer and longtime business owner with extensive experience in problem solving, budgeting, contract management, customer relations, and business operations. I also own and manage rental properties, providing practical experience with property maintenance, contractors, and financial decision making.

Personal Information – family, home, location, etc., as you see applicable

I am a longtime resident of Anchor Cove Marina and value the marina as both my home and community. I am retired professionally, while remaining active in teaching, property management, and other professional interests.

Why do you want to serve on the Board?

Anchor Cove Marina is my home and an important community to me. I believe those who benefit from a community should also be willing to contribute to it. I believe the time is right for me to fulfill that commitment and contribute wherever my experience and abilities can be useful.

ANCHOR COVE MARINA
CONDOMINIUM ASSOCIATION

Board of Directors Candidate Questionnaire

Please return this form via email to anchorcove.office@gmail.com or by mail to Anchor Cove Marina Condominium Association, 1600 5th Street, Anacortes, WA 98221

Personal Information

Name: John Wilkinson

Number of Years as Owner at Anchor Cove	Total Number of Years at Anchor Cove (both as Renter and Owner)
12	12

Slips Number(s) Owned: D 147

Previous Marina Condo Board Experience

Location	Length of Time
Anchor Cove	6

Position(s) Held: BOD, Secretary, Insurance, D-Dock

Other Experience

Other applicable marina association experience

Commodore Anacortes Yacht Club
Reciprocal Mgr. " " "

Other applicable experience on governing boards or committees

Numerous Civic boards
Youth Sports

Past and present work experience applicable to board / condominium positions

Retired professional engineer

Personal Information – family, home, location, etc., as you see applicable

Live in Anacortes
Cruise San Juans & Canada

Why do you want to serve on the Board?

Continue position but not as Secretary.

Proxy / Ballot

ANCHOR COVE MARINA CONDOMINIUM ASSOCIATION

Annual Meeting, September 26, 2026

If you are voting directly, please complete the Ballot section and signature section at the bottom of the form. **If you are voting by proxy**, please complete the Proxy section and signature section at the bottom of the form. Return via email to anchorcove.office@gmail.com, or mail / deliver it to Anchor Cove Marina, 1600 5th Street, Anacortes, WA 98221, or present it at the annual meeting.

PROXY

I/we hereby grant the Board of Directors or_____ (print name of proxy) my/our proxy to vote in my/our name at the September 26, 2026 Annual Meeting of the Anchor Cove Marina Condominium Association. When properly executed, this proxy will be voted as indicated or as per Board Recommendation if no choice is indicated. The proxy will be voted in accordance with the proxy holders' best judgment as to any other matters that may arise at the Annual Meeting.

BALLOT

With respect to the election of Directors to the Board, three Directors continue in office for the second year. Four positions are to be elected to a two-year term. Running for these positions are current Directors: Steve Brown, David Hansen, Jim Wilkinson, and Stan Jacobs. No additional Association members have submitted a Board Questionnaire. Copies of submitted Board Questionnaires for each candidate are included herein.

▢ As the Board Sees Fit

OR (vote for four names total):

▢ Steve Brown ▢ David Hansen ▢ John Wilkinson ▢ Stan Jacobs

AND / OR write in name(s) of other association member(s) you wish to vote for:
Candidate Name(s):_____

2027 Budget

I/we accept the 2027 Budget as presented in the Treasurer Report in the ACMA 2026 Annual Owner Meeting Package.

▢ Accept ▢ Reject ▢ Abstain

Please complete the section below. All parties should sign if there are multiple owners.

Slip(s): _____ / _____

Owner Signature: _____ Owner Signature: _____

Print Name: _____ Print Name: _____

Date: _____/_____/2026 Date: _____/_____/2026

▢ By checking here I/we acknowledge that I/we have submitted this Ballot electronically via email and grant permission to the Board of Directors to accept this Ballot. Email to: anchorcove.office@gmail.com, and please enter the Subject line as "2026 Ballot".