

**The Deuce Condominium
534 West 42nd Street
c/o Livingston Management
225 West 35th Street, Suite 1400
New York, New York 10001**

March 6th, 2024

Delivery Via Email

Unit Owner(s)
534 West 42nd Street
New York, New York 10036

Re: Annual Meeting of Unit Owners

Dear Unit Owner:

This year's annual meeting of Unit Owners (the "Meeting") has been scheduled to be held at **6PM on Wednesday March 27th, 2023**. The meeting will be held at Claude Simon's apartment (unit 8) at 534 West 42nd Street. There will be a secondary meeting place via Zoom, at a link to be provided along with this notice by Kevin Seaman of Livingston Management.

At the annual meeting, all four (4) Board of Managers seats will be up for re-election. Any person(s) who wishes to serve as a Board member or to nominate someone else to serve as a Board member must provide written notice to the managing agent, Kevin Seaman (kseaman@livingny.com) by March 20th, 2023. You will have an opportunity to introduce yourself and state qualifications and relevancy during the meeting.

Whether or not you expect to attend the meeting, we recommend and request that you complete an enclosed proxy form so that, in the event of your planned or unexpected absence, the meeting will have the required quorum present to transact business. If you attend the meeting after submitting a proxy, you may revoke the proxy at the meeting and vote at the meeting as you choose.

By completing the enclosed "General Proxy," you will give the person acting as your proxy the sole and complete discretion to vote your Common Interest at the meeting for any candidates such proxy may choose. In the alternative, by completing the "Specific Proxy," the person acting as your proxy must vote your Common Interest for only the candidate you list on the Specific Proxy. Only one (1) of the two (2) forms of proxy should be completed and returned. Again, in the event you have a change in plans and are able to attend the meeting, then any proxy given would be automatically revoked by your presence.

Please mail your completed proxy to Kevin Seaman at the address above, or send to Mr. Seaman by email at KSeaman@livingny.com.

Should you have any questions, please do not hesitate to contact Kevin Seaman at Livingston Management, the Managing Agent of the Condominium, who may be reached at (516) 330-7070.

Also, if you have any specific issues or topics that you would like to have discussed at the meeting, please send them via e-mail to KSeaman@livingny.com.

Very truly yours,

Board of Managers
The Deuce Condominium

By: *Kevin Seaman*
Name: Kevin Seaman
Title: Property Manager

**NOTICE OF ANNUAL MEETING
OF
UNIT OWNERS
OF
Deuce Condominium**

NOTICE IS HEREBY GIVEN that the First Annual Meeting of Unit Owners of The Sebastian Condominium has been called and will be held at **6PM on Wednesday March 27th 2024**, for the purposes of:

1. Electing **four (4)** members to serve on the Condominium's Board of Managers; and
2. Transacting such other business as may properly be brought and come before the meeting.

The meeting will be held in person at 534 West 42nd Street Apt. 8 New York, NY 10036 and also via ZOOM, with a link to be provided by Kevin Seaman of Livingston Management.

Whether or not you expect to attend the meeting, we recommend that you complete one of the enclosed proxy forms so that, in the event of your planned or unexpected absence, the meeting will have the required quorum present necessary for the transaction of business, including the election two new Board members.

Please mail or email one of the two alternative proxy forms to the Board at c/o Livingston Management, 225 West 35th Street, New York, New York, 10001, Attn: Kevin Seaman, or by email to KSeaman@livingny.com.

If you attend in person after submitting a proxy, you may revoke the proxy at the meeting and vote in person as you choose.

**BOARD OF MANAGERS
OF THE DEUCE CONDOMINIUM**

By: Kevin Seaman

Name: Kevin Seaman
Title: Managing Agent- Deuce Condominium

Dated: New York, New York
March 6th, 2024

AGENDA

Annual Meeting of Unit Owners
The Deuce Condominium

Wednesday March 27th, 2024 at 6PM

- (a) Call to order.
- (b) Roll call.
- (c) Proof of notice of meeting.
- (d) Reading of minutes of preceding meeting
- (e) Report of officers of the Condominium.
- (f) Reports of members of the Condominium Board.
- (g) Election of members of the Board.
- TBD
- (h) Unfinished business.
- (i) New business.
- (j) Adjournment.

“SPECIFIC PROXY”
FIRST ANNUAL MEETING OF UNIT OWNERS
THE DEUCE CONDOMINIUM

March 27th, 2024

The undersigned hereby appoints _____
(if no name is filled in, then Kevin Seaman, for quorum purposes only), to represent all the percentage of Common Interest which the undersigned would be entitled to vote if personally present at the Annual Meeting of Unit Owners of The Sebastian Condominium to be held on Wednesday March 27th at 6 P.M. and any adjournment thereof, as follows:

1. for the nomination and election of the following person(s) to serve as a member of the Board of Managers, pursuant to the Declaration and By-Laws for a one (1) year term:

(i) _____

2. upon such other business as may properly come before the meeting or any adjournment thereof.

The undersigned hereby revokes any other proxy heretofore given.

Unit(s) No. _____

Print Name(s) of Unit Owner(s) _____

Signature*

Signature**

Date: _____, 2024

*** PLEASE SIGN EXACTLY AS NAME APPEARS IN THE CONDOMINIUM'S RECORDS.**

**** JOINT OWNERS SHOULD EACH SIGN. WHEN SIGNING AS ATTORNEY, EXECUTOR, TRUSTEE, PLEASE GIVE TITLE AS SUCH.**

“GENERAL PROXY”
FIRST ANNUAL MEETING OF UNIT OWNERS
THE DEUCE CONDOMINIUM

March 27th, 2024

The undersigned hereby appoints _____ (if no name is filled in, then Kevin Seaman, for quorum purposes only), to represent all of the percentage of Common Interest which the undersigned would be entitled to vote and act for me and in my name, place and stead, in the same manner, to the same extent, and with the same effect that I might, were I present at the Annual Meeting of Unit Owners of The Deuce Condominium to be held on March 28th at 7:30 P.M., and any adjournment thereof, giving to said Proxy full power of substitution and revocation.

The undersigned hereby revokes any other proxy heretofore given.

Unit(s) No. _____

Print Name(s) of Unit Owner(s) _____

Signature*

Signature**

Date: _____, 2024

*** PLEASE SIGN EXACTLY AS NAME APPEARS IN THE
CONDOMINIUM’S RECORDS.**

**** JOINT OWNERS SHOULD EACH SIGN. WHEN SIGNING AS
ATTORNEY, EXECUTOR, TRUSTEE, PLEASE GIVE TITLE AS
SUCH.**

THE DEUCE CONDOMINIUM
ANNUAL MEETING OF UNIT OWNERS
March 27th 2024 @ 6PM
ELECTION OF RESIDENTIAL MEMBERS OF THE BOARD
BALLOT

Nominee (Please Print) Indicate Vote by Checkmark

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Unit(s)	

Unit(s)

**Percentage of Common Interest/
Number of Votes Cast^{*}:**

If voting by proxy, name of proxy:

(Signature(s) of Unit Owners or Proxy):

(Print Name(s)):

* Each Unit Owner (or his/her/its proxy) entitled to vote is entitled to cast one vote for each 1% of Common Interest attributable to his/her/its Unit or Units.