

FLORIDA CLUB CONDOMINIUM ASSOCIATION, INC

500 Florida Club Blvd., Saint Augustine, Fl 32084, (904)829-8115

To: All Members of the Board of Directors and All Unit Owners of the Association

SECOND NOTICE is hereby given on November 20, 2009 that a **Special Meeting of the Board of Directors** for the adoption of the **2010 Fiscal Budget, Annual Meeting of the Members, the Election of Directors** and a **Hearing** for the **fining of non-compliant unit owners** will be held: *(Agendas have been provided with this notice, and posted on property as required.)*

Date: December 11, 2009 (Friday)

Hour: 6:00 pm

Place: Florida Club Condominiums, Clubhouse

Board of Directors Meeting for the Adoption of the 2010 Fiscal Budget

FIRST NOTICE of the Budget Meeting was mailed to each unit owner at the address last furnished to the Association on October 9, 2009. *(As Statute provides a Second Notice of the Budget Meeting must be mailed to the membership no less than 14 days prior to the scheduled Budget Meeting.)*

The Board of Directors will recommend a budget that will propose no changes to current monthly dues and for the 2010 funding of reserves (\$55,440) to be included in the 2010 proposed budget with no additional assessment to the Unit Owners. The Budget Meeting will precede the Annual Meeting of the Members and the Installation of New Board Members.

Proxies: IF YOU HAVE NOT YET SIGNED A PROXY FORM PLEASE DO SO NOW AND RETURN YOUR PROXY FORM TO THE ASSOCIATION BY DECEMBER 11, 2009 SO THAT THE NECESSARY QUORUM REQUIREMENTS CAN BE MET, AND SO THAT THE BOARD MAY ENFORCE THE POOLING OF RESERVES IN 2010 FOR NECESSARY MAINTENANCE PROJECTS. (A LIMITED PROXY FORM HAS BEEN INCLUDED IN THIS CORRESPONDENCE.)

Annual Meeting of the Members and the Election of Directors

Please take notice of the following:

Voting Certificate: IF YOU HAVE NOT PROVIDED THE ASSOCIATION WITH A VOTING CERTIFICATE PLEASE FILL OUT AND RETURN A VOTING CERTIFICATE PRIOR TO THE SCHEDULED MEETING ON DECEMBER 11, 2009. *(*Only 1 (one) vote per unit/parcel.)*

Election of Directors: As Statute provides *Notice* was given to the Unit Owners of the Association not less than sixty (60) days prior to the scheduled election. Any Unit Owner desiring to be a candidate for the Board was to provide written notice to the Association not less than forty (40) days prior to the scheduled election. Only 5 Unit Owners provided written notice expressing their desire to be a candidate for the Board of Directors for the 2010 term. Therefore, an election will not be necessary, as the Association must fill all vacancies, and the 5 open vacancies will be automatically filled by these Unit Owners. **The five directors will be as follows: Jesse Ray Hicks, Virginia Leveto, George Chryssaidis, William Disantis and Alice DeMent.**

NOTICE OF HEARING: AN ORGANIZATIONAL MEETING OF THE UNIT OWNERS WILL BE HELD AT THE ANNUAL MEETING OF THE MEMBERS IN WHICH A FINE MAY BE LEVIED AGAINST UNIT OWNERS IN THE AMOUNT UP TO \$100/DAY UP TO \$1000 FOR NON-COMPLIANCE REGARDING STATUTORILY REQUIRED H06 INSURANCE POLICY AND REPLACEMENT OF DEFECTIVE SHUT OFF VALVES LOCATED. *(*Please see the accompanying list of these particular units.)*

Meeting of the Board of Directors

As required by the bylaws of this association, an organizational meeting of the Board of Directors will be held immediately following the Annual Meeting of Members. As with any meeting, all unit owners are invited to attend.

On behalf of the
Florida Club Condominium Association, Inc.

By: _____
Marian Lea Morton, CAM

Date

FLORIDA CLUB CONDOMINIUM ASSOCIATION, INC.

To: All Unit Owners of the Association and All Members of the Board of Directors

SECOND NOTICE is hereby given that a **Special Meeting of the Board of Directors** for the adoption of the **2010 Fiscal Budget, Annual Meeting of the Members, Installation of New Board Members** and a **Board of Directors Meeting for the Election of Officers** will be held on:
December 11, 2009 (Friday)

6:00 pm

Florida Club Condominiums, Clubhouse
Special Meeting of the Board of Directors, (Budget Meeting)

AGENDA

Proof of Notice of Meeting

Reports of Officers

Old Business: None

New Business:

2010 Proposed Fiscal Budget Presented

Approval of Proposed 2010 Fiscal Budget

Announcements

Adjournment to begin the Annual Meeting and Election of Directors

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## **Annual Membership Meeting and Installation of Directors**

### AGENDA

**Calling to Order**

**Necessary Quorum Requirements Established**

**Proof of Notice of Meeting**

**Reports of Officers**

**Old Business: None**

**New Business:**

**Pooling of Reserve Funds**

Final Votes/Proxies Collected for the Pooling of Reserves

Counting of Qualified Votes/ Proxies for the Pooling of Reserves

**\*Hearing for the fining of Non-Compliant Unit Owners for Shut Off Valves and H06 Condo Policy (See accompanying list)**

**Installation of New Board Members**

**Adjournment to begin the Board of Directors Meeting**

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Board of Directors Meeting

AGENDA

Calling to Order

New Business: (Open to New Board Members)

Proof of Notice of Meeting

Election of Officers

Announcements

Adjournment

Notice posted by: _____

Marian L. Morton, Community Association Manager