

Mission Hills Condominium Association Notice of 2022 Budget Adoption Meeting

To: **All Mission Hills Condominium Association, Inc. Members**

The **BUDGET ADOPTION MEETING** of Mission Hills Condominium Association, Inc. will be held on the following date and time, at the location listed below:

- Date and Time: **Wednesday, November 3, 2021 at 6:00 PM**
- Location: **Mission Hills Clubhouse** or on **Zoom**
1401 Mission Hills Blvd, Clearwater, FL 33759

Join Zoom Meeting:

<https://us02web.zoom.us/j/6733370648?pwd=Z0czT2svaWdOY3B5NzVlVXNyWnBXZz09>

Meeting ID: 673 337 0648
Passcode: 110321

One tap mobile

+13126266799,,6733370648#,,,,*110321# US (Chicago)

+19292056099,,6733370648#,,,,*110321# US (New York)

Dial by your location:

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Find your local number: <https://us02web.zoom.us/u/kbj36yJ03X>

- **Purpose:** This Budget Approval meeting of the Association is being held for the expressed purpose of obtaining final approval and adoption of the 2022 Annual Budget, as well as the establishment of the annual association fee schedule for the 2022 calendar year. We have enclosed a copy of the 2022 Proposed Budget for your review.
- **Agenda:**
 1. Certify a Quorum of the Board and the Membership
 2. Proof of Notice of the Meeting
 3. Voting Results to Waive Financial Reporting Requirements
 4. Voting Results to Waive Fully Funding the Reserves
 5. Board of Directors Approval of the 2022 Annual Budget
 6. Adjournment

MISSION HILLS

CONDOMINIUM ASSOCIATION, INC.

1401 MISSION HILLS BLVD, CLEARWATER, FL 33759

Phone: (727) 797-6402 Fax: (727) 797-1822

Date: October 2021

To: Our Neighbors

From: Your Board of Directors

Subject: Annual Budget Meeting

Your votes on our Annual Budget are extremely important. Regardless if you plan on attending the meeting on November 3, 2021 in person, we urge you to respond by sending your proxy back by one of the following ways:

1. Mail your proxy in the envelope provided.
2. Drop your proxy off at the Mission Hills Office.
3. Drop your proxy off at the AmeriTech office.

By returning your proxy in one of the ways noted above, time can be saved at the meeting by beginning a vote count prior to the commencement of the meeting.

The Board strongly urges you to **vote "YES" to waive fully funding reserve accounts.**

If you do not vote to waive fully funding reserves; or we do not have enough proxies or attendance for a quorum, the state mandates that our budget go to the fully funded one. This means our association fees will more than double.

	<u>Partially funded you will pay:</u>	<u>Fully funded you will pay:</u>
1/1	\$404.19/mo.	\$913.84/mo.
2/2	\$520.68/mo.	\$1,194.90/mo.
2/1	\$485.77/mo.	\$1,110.69/mo.
2/1 Spec.	\$489.86/mo.	\$1,120.54/mo.

Please help us to help you by responding promptly with your proxy and ballot.

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

MISSION HILLS CONDOMINIUM ASSOCIATION, INC.

PROXY

The undersigned owner(s) or designated vote of Address _____, Unit _____ in **MISSION HILLS CONDOMINIUM ASSOCIATION, INC.** hereby appoints the **Secretary** of the Association or _____ as my proxyholder to **ATTEND** the Budget Adoption Meeting of **Mission Hills Condominium Association, Inc.** to be held on, **November 3, 2021, at 6:00 PM at the Mission Hills Clubhouse.** The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS: You may choose to grant general powers, limited powers, or both. Check "General Powers" if you want your proxy holder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

_____ I authorize and instruct my proxy holder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

_____ I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as I have indicated below:

Financial Reporting Waiver:

Do you want to vote to waive an Audited Financial Statement that is required by Florida Statutes, for the next fiscal/calendar year? **YES** _____ **NO** _____

(Board recommended)

Reserve Funding Waiver

Do you want to waive fully funding the reserve accounts and partially fund the reserve requirements as stipulated on the attached 2022 budget that is required by Florida Statutes for the next fiscal/calendar year?

YES _____ **NO** _____

(Board recommended)

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF THOSE UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Signature of Owner or Designated Voter: _____ Signature of Co-Owner: _____ Date: _____

Print Name: _____ Print Name: _____ Date: _____

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder above, designates _____

To substitute for me in voting the proxy set forth above. (Print Name)

Dated: _____

(Signature of 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.

*By voting "Yes" on the Financial Reporting, you waive performing An Audit of 2021 which is what the Board of Directors recommends. Failure to say "Yes" will result in an audit being performed at a beginning cost of \$4,500.00.

*By voting "Yes" on the Reserve Funding Waiver, you vote to waive the fully funding of reserves and only partially fund these items. Failure to do so may result in a Special Assessment.

VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. By selecting "Limited Powers" your proxy holder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.
5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted, either by you or your proxy, by scanning and emailing it to jmateka@ameritechmail.com or by hand-delivering or mailing the proxy to Ameri-tech Community Management 24701 US Hwy 19 N Suite 102 Clearwater, FL 33763 or deliver to the Mission Hills office.** You are encouraged to submit your proxy in advance of the meeting, in order to avoid delay in registration.
6. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as a proxy decides that he or she will be unable to attend the meeting.

The Association will incur additional administrative costs if the meeting is rescheduled due to failure to achieve a quorum