

Huntington Estates Homeowners' Association

Notice of Annual Membership Follow-up Meeting to Complete Vote on Dues Increase

Dear Neighbors:

This notice is being sent to inform you that the required 60% quorum for voting on the necessary annual dues increase was not attained at the Annual Members Meeting held on November 12th. Therefore, pursuant to Article 33, Section 6., of the Huntington Estates Covenants and Restrictions, a follow-up meeting will be held on Thursday, January 9th, 2020, at 7:00 p.m. This meeting will be held in the Fellowship Hall of the Fellowship Baptist Church located at 3705 North Monroe Street.

Your attendance and participation is extremely important for the security of our roads and property values.

As was explained in detail at the annual meeting, an increase in dues is needed to ensure that the road fund is sufficiently funded to provide the necessary amount when the roads will need to be resurfaced in approximately 4 years. If we were to continue as we have been doing in the past, a dues increase of \$200 per year per lot would be required. To avoid this large of an increase, we have performed a very critical evaluation of the current budget considering the cost-saving measures enacted by the Board over the past two years. Making some additional adjustments to the proposed budget for the coming year, we have determined that we could commit an additional \$40 per year, per lot, from the current dues. This would increase the annual contribution to the road fund from each lot from \$125 to \$165. In addition, the money that has been stagnating in the Raymond James road fund account has been moved to a much more aggressively managed investment account that will provide a greater rate of return. Assuming that this new investment account lives up to its expectation of earning a minimum net rate of return of 4% for each of the next 4 years and adjusting our budget to contribute another \$40 each year from the current annual assessments, still leaves us short of the needed total by about \$25,000, not considering inflation. To make up this difference, an additional \$75 per lot needs to be contributed to the fund for each of the next 4 years to surpass the \$300,000 needed to repave the roads. If no dues increase is passed, it will take nine-ten years to reach the amount needed to repave the roads, considering inflation. And, considering inflation and the additional degradation from normal wear, the cost to resurface the roads in 9-10 years will likely be much greater than \$300,000.

Therefore, the Board respectfully requests that you agree to and approve a change in the annual assessments from the current amount of \$400 up to the needed annual amount of \$475 to ensure that we will have the money available to resurface the roads in the very near future. If the increase in dues is not approved, then we will be faced with the need to impose a much larger one-time special assessment to protect the integrity of our roads and property values. We think you will agree that this small dues increase is a much better option than a large special assessment.

Please plan to attend the meeting on January 9th to make sure you are fully aware of the road fund situation and to participate in the vote to protect your property values. If you are not able to personally attend the meeting, you may give your ballot to a trusted neighbor to turn in for you at the meeting. If you are having someone else turn in your ballot for you, you must complete and include the enclosed proxy form with your ballot. Please mark your vote by placing an **X** in the appropriate space below. When completed, tear off and seal the ballot inside of the enclosed blank envelope No. 1 and place it inside of envelope #2. Sign and complete the information requested on the outside of Envelope # 2 and submit your ballot at the meeting.

2019 Huntington Estates Homeowners Association Ballot for Proposed Changes

I agree to the proposed increase in the annual assessment to ensure that the Board of Directors of the Huntington Estates Homeowners Association will have the financial ability to maintain and repave the roads in the near future; thereby, protecting my property values and avoiding the need for a large special assessment.

Yes, I wish to protect our roads and agree to the necessary annual dues rate of \$475 _____

No, I do not agree and wish to keep the annual dues at the current rate of \$400 _____

PROXY INSTRUCTIONS:

If you are not able to attend the meeting in person and would like for another member to personally deliver your ballot at the meeting in your absence, *or* if you give permission to another member to complete a ballot on your behalf in your absence, then please complete the proxy, below. DO NOT place proxy inside envelope #1 with the ballot! The proxy MUST remain folded or taped with the outer envelope (#2) when turned over to the election committee member(s) at the January 9th meeting. *Please call Candy if you have questions regarding this procedure.*

To ensure continued transparency and to avoid possible concerns about the validity of proxies, if you plan to have someone deliver your ballot for you at the meeting, please call Secretary Strand (514-0515) and let her know of your intention to do so. A thorough attempt will be made to verify all proxies. Your prior authorization will then be entered into the association records in case there are ever any questions.



HUNTINGTON ESTATES HOMEOWNER'S ASSOCIATION

PROXY

JANUARY 9, 2020

ANNUAL MEMBERSHIP FOLLOW-UP MEETING FOR DUES INCREASE VOTE

TO: Candy Strand, Association Secretary
3728 Dorset Way
Tallahassee, Florida 32303

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the Secretary of the Association *or* _____, attorney and agent with the power of substitution for and in the name, place, and stead of the undersigned, to vote as proxy at the membership meeting of the Association, to be held at Fellowship Baptist Church, 3705 N. Monroe Street, Thursday, January 9, 2020, at 7:00 p.m., and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present upon the matters set forth in the Notice of Annual Membership Follow-up Meeting for dues increase vote, a copy of which has been received by the undersigned.

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.)

DATED this _____ day of _____, 20____.

Signature of Property Owner:
