

QUAIL VALLEY LOT OWNERS ASSOCIATION, INC.
NOTICE OF ANNUAL MEETING

To All Members:

The ANNUAL MEETING of QUAIL VALLEY LOA, INC. will be held at the following DATE, TIME and LOCATION:

DATE: February 28, 2019

TIME: 7:45 PM immediately to follow the regularly scheduled board meeting to be held at 7:15 PM

LOCATION: Minneola City Hall, 800 Us Hwy 27, Minneola, Fl 34715

The purpose of the Annual Meeting is to elect directors and to conduct any other business as permitted by Florida Statutes and the governing documents of the Association. An identification of agenda items is as follows:

- 1. Call to order by the president**
- 2. Proof of notice of the meeting**
- 3. Call for proxies**
- 4. Determination of a quorum**
- 5. Discussion by Board of Directors**
- 6. Discussion and Feedback by Homeowners**
- 7. Vote to Adopt the New Budget by the Board of Directors**
- 8. Floor Nominations and/or Appointments to the Board of Directors**
- 9. Announcement of new Board of Directors**
- 10. Adjournment**

If you cannot attend the Annual Meeting in person, we urge you to complete the enclosed proxy form and mail it to **QUAIL VALLEY LOA, INC., C/O HOMERIVER GROUP, 4407 VINELAND ROAD, SUITE D15, ORLANDO, FL 32811**. You can also email to sacevedo@homeriver.com. Your proxy is vitally important in helping us establish a quorum, without which the Annual Meeting cannot be held. Follow the instructions on the Proxy form and be sure to mail them in sufficient time to arrive before 5 pm on the meeting date.

The new Board of Directors will be announced at the meeting. The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

**QUAIL VALLEY LOT OWNERS ASSOCIATION INC.
BOARD MEETING NOTICE AND AGENDA
MEETING NOTICE**

Notice is hereby given that a meeting of the Board of Directors of Quail Valley Lot Owners is scheduled as follows:

DATE: THURSDAY, FEBRUARY 28, 2019

TIME: 7:15 P.M.

PLACE: MINNEOLA CITY HALL

800 US HWY 27

MINNEOLA, FL 34715

AGENDA

Call to Order – Establish Quorum

Proof of Notice

Review and Approve previous meeting minutes – January 2019

Financial Report

Manager's Report

Violations Report

ARB Report

Unfinished Business

To be determined

New Business

Fines Committee – We are looking for volunteers to join the fines committee. The responsibility of the fines committee is to hold hearings and levy fines to homeowners that are not within compliance of governing documents. Uncompliant homeowners will be issued a 1st violation, 2nd violation and third violation with a hearing.

I have attached FL State Statutes information regarding fines, below:

720.305 Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights.—

(1) Each member and the member's tenants, guests, and invitees, and each association, are governed by, and must comply with, this chapter, the governing documents of the community, and the rules of the association. Actions at law or in equity, or both, to redress alleged failure or refusal to comply with these provisions may be brought by the association or by any member against:

(a) The association;

(b) A member;

(c) Any director or officer of an association who willfully and knowingly fails to comply with these provisions; and

(d) Any tenants, guests, or invitees occupying a parcel or using the common areas.

The prevailing party in any such litigation is entitled to recover reasonable attorney's fees and costs. A

member prevailing in an action between the association and the member under this section, in addition to recovering his or her reasonable attorney's fees, may recover additional amounts as determined by the court to be necessary to reimburse the member for his or her share of assessments levied by the association to fund its expenses of the litigation. This relief does not exclude other remedies provided by law. This section does not deprive any person of any other available right or remedy.

(2) The association may levy reasonable fines of up to \$100 per violation against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may be levied for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$1,000 in the aggregate unless otherwise provided in the governing documents. A fine of less than \$1,000 may not become a lien against a parcel. In any action to recover a fine, the prevailing party is entitled to reasonable attorney's fees and costs from the nonprevailing party as determined by the court.

(a) An association may suspend, for a reasonable period of time, the right of a member, or a member's tenant, guest, or invitee, to use common areas and facilities for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association.

(b) A fine or suspension may not be imposed without at least 14 days' notice to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. If the association imposes a fine or suspension, the association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner.

(3) If a member is more than 90 days delinquent in paying a monetary obligation due to the association, the association may suspend the rights of the member, or the member's tenant, guest, or invitee, to use common areas and facilities until the monetary obligation is paid in full. This subsection does not apply to that portion of common areas used to provide access or utility services to the parcel. Suspension does not impair the right of an owner or tenant of a parcel to have vehicular and pedestrian ingress to and egress from the parcel, including, but not limited to, the right to park. The notice and hearing requirements under subsection (2) do not apply to a suspension imposed under this subsection.

(4) An association may suspend the voting rights of a parcel or member for the nonpayment of any monetary obligation due to the association that is more than 90 days delinquent. A voting interest or consent right allocated to a parcel or member which has been suspended by the association may not be counted towards the total number of voting interests for any purpose, including, but not limited to, the number of voting interests necessary to constitute a quorum, the number of voting interests required to conduct an election, or the number of voting interests required to approve an action under this chapter or pursuant to the governing documents. The notice and hearing requirements under subsection (2) do not apply to a suspension imposed under this subsection. The suspension ends upon full payment of all obligations currently due or overdue to the association.

(5) All suspensions imposed pursuant to subsection (3) or subsection (4) must be approved at a properly noticed board meeting. Upon approval, the association must notify the parcel owner and, if applicable, the parcel's occupant, licensee, or invitee by mail or hand delivery.

Adjournment

Next Board meeting: March 28th

QUAIL VALLEY LOT OWNERS ASSOCIATION, INC.
PROXY
MEMBERSHIP MEETING

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the Quail Valley LOA Board of Directors as his or her designee, or _____, as 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 **Minneola City Hall, 800 Us Hwy 27, Minneola, Fl 34715** and any adjournment thereof, according to the number of votes if then present in accordance with the specifications hereinafter made, as follows:

I hereby authorize and instruct my proxy to use his or her best judgment on all matters which properly come before the meeting as may be authorized by Sec. 720.306(8), Florida Statutes.

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

Dated this ____ day of _____, 20__

Owner

Property Address: _____

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated this ____ day of _____, 20__

By: _____
Proxy

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