



Community Association Management At its Best
www.epmservices.com

165 West S.R.434
Winter Springs FL 32708
407.327.5824

QUAIL VALLEY LOT OWNERS ASSOCIATIONS, INC.

NOTICE of ANNUAL MEETING for BOARD ELECTION and BUDGET MEETING

To all Members:

On **MONDAY, OCTOBER 15, 2007**, at 7:00 pm at **MINNEOLA CITY HALL**,
Located at 800 North US Highway 27, Minneola FL, the Annual Meeting of the Association
will be held for the purpose of electing directors, and such other business as may lawfully be
conducted.

We have included the following for your upcoming Annual and Budget Meeting:

- | | |
|--|---|
| 1. AGENDA | For your information |
| 2. MINUTES of ANNUAL MEETING 2006 | For your information |
| 3. BUDGET | For your information |
| 4. ONE VOTER AUTHORIZATION CERTIFICATE | Complete & return to EPM (or at meeting) |
| 5. 2007 BALLOT | Complete & return to EPM (or at meeting) |
| 6. PROXY | Complete only if unable to attend. May be sent to EPM
or hand-delivered by appointed proxy holder. |

Your presence (or your Proxy) is required to achieve quorum. If you will be unable to attend the meeting, please mail or fax your Proxy appointing another owner to represent you. A self-addressed Proxy envelope has been enclosed for your convenience, or you may fax your Proxy to 407.327.5816. EPMServices must be in receipt of Proxies by close-of-day, Friday, October 12, 2007.

In order to ensure business can be conducted, which includes the election of directors, it is EXTREMELY IMPORTANT you attend the meeting or return the proxy.

If you have any questions, please feel free to contact our office.

On behalf of the QUAIL VALLEY LOT OWNERS ASSOCIATION, INC.
Rak Sharma 407.327.5824 x 14
Karen Swingle 407.327.5824 x 16

QUAIL VALLEY LOT OWNERS ASSOCIATION, INC.

ANNUAL MEETING AGENDA

DATE **Monday, October 15, 2007**

TIME **7:00 P.M.**

VENUE **Minneola City Hall, 800 North US Hwy. 27, Minneola FL**

- I. Call to order.
- II. Establish notification and quorum.
- III. Review and approve 2006 Annual meeting minutes.
- IV. Treasurer's report.
- V. Adoption of 2008 budget.
- VI. President's report.
- VII. Election of Directors.
- VIII. Introduction and seating of new directors.
- IX. Old business/Members Forum.
- X. New business.
- XI. Adjourn meeting.

Newly elected board may hold an organizational meeting to select and appoint officers in private.

QUAIL VALLEY LOT OWNERS ASSOCIATION, INC.

ANNUAL MEETING

October 2006

MEETING MINUTES

Official meeting minutes unavailable for QVLOA's 2006 Annual Meeting

Quail Valley Lot Owners Association, Inc.

Proposed Operating Budget

For the year ending December 31, 2008

2008 Budget	Based on 508 Units (Annually)
Administrative/General Expenses	
Management Fees	33,990.00
Bank Charges	500.00
Management & Administration - Other	2,500.00
Postage/Printing/Copying/Supplies	3,000.00
Corporate Annual Report	61.25
Accounting & Taxes	750.00
Insurance	10,000.00
Legal Expenses	20,000.00
Office Expense	500.00
Meeting Expense	300.00
Total Administrative/General Expenses	71,601.25
Common Areas Maintenance	
Annuals	1,000.00
Lawn Maintenance Contract	20,160.00
Park Area Equipment	2,000.00
Repairs & Maintenance	900.00
Fertilize/Weed/Pest Control	2,400.00
Mulch/Plants/Trees/Sod	1,600.00
Irrigation Repairs	2,000.00
Tree Trimming	1,500.00
Lights, Fences & Signs	400.00
Electric -Street Lights	5,000.00
Electric- Irrigation	
Water/Irrigation	1,800.00
Total Common Areas Expenses	38,760.00
Water Treatment Plant cleanup	16,000.00
Reserves	
Landscaping	7,000.00
Irrigation Well	1,500.00
Total Expenses	134,861.25
<hr/>	
PROPOSED TOTAL EXPENSES (INCLUDING RESERVE ALLOCATION)	134,861.25
PER UNIT ASSESSMENT (508 UNITS)	265.47

Please take note that a copy of your homeowner's association year-end financial report is available upon request, pursuant to Florida Statutes 720.303(7)

"The Association shall prepare an annual financial report within 60 days after the close of the fiscal year. The Association shall, within the time limits set forth in subsection (5) provide each member with a copy of the annual financial report or written notice that a copy of the financial report is available upon request at no charge to the member."

If you wish to receive a copy of your Association's financial report, please contact EPM Services at 407-327-5824, or email to info@epmservices.com. You will need to provide your name, property address, mailing address (if different than the property address) and the name of your Association. Please note that copies will be provided only to lot owners within the Association.

ONE VOTER AUTHORIZATION CERTIFICATE

QUAIL VALLEY LOT OWNERS' ASSOCIATION, INC.

We, the undersigned, being all the owners of Home/Lot _____
Do hereby certify that the following named one of us is the authorized voter for
the foregoing Home/Lot, and shall remain such designated voter until this
Certificate is revoked by subsequent Certificate.

NAME OF AUTHORIZED VOTER _____

DATE THIS FORM COMPLETED _____

Select the category below which describes your form of ownership,
And sign in the appropriate places:

- A.** We are all natural persons who are owners of the above-described Home/Lot.

_____	_____	_____
owner signature	owner signature	owner signature
_____	_____	_____
print	print	print

- B.** We are the President or Vice President, and Secretary or Assistant Secretary
of the Corporation which owns the above-described Home/Lot.

_____	_____
President or Vice President	Secretary/Asst Secretary

- C.** I am the General Partner of the general or limited partnership which owns
the above-described Home/Lot.

General Partner

- D.** I am the trustee of the Trust which owns the above-described Home/Lot.

Trustee

2007 BALLOT

QUAIL VALLEY LOT OWNERS ASSOCIATION, INC.

The following individuals have volunteered to serve on the Board of Directors of Quail Valley Lot Owners Association, Inc. Per ARTICLE V, Section 1: Nominations may also be made from the floor at the Annual meeting. The nominees receiving the greatest number of votes will be elected to the Board of Directors. There are five (5) positions open and three (3) candidates. We encourage you to enter yourself as a write-in candidate to assist QVLOA's civic endeavors. Any ballot with more than five (5) votes must be disqualified.

NOMINEES:

_____ Kevin Ocfemia, 112 Carlyle St.
_____ Pattie Guerriero, 613 LaCosta
_____ Amy Deering, 220 Carlyle St.

WRITE IN CANDIDATES:

_____ _____
_____ _____
_____ _____

Homeowner's Name (print) _____

Homeowner's Address _____
(within community and other, if applicable)

Homeowner's Signature _____

PROXY

Proxy to be completed only if Lot Owner cannot attend the meeting

The undersigned will not be available for the designated meeting, there **hereby appoints** _____ (or the Secretary of the Association) **as Proxy**, with power of substitution to vote upon and act for me with respect to all business, including the election of Directors and other business which may properly come before the **Annual Meeting of the members of the Quail Valley Lot Owners' Association, Inc., on Monday, October 15, 2007, held at the City Hall of Minneola FL, 800 North US Highway 27, at 7:00 pm.**

GENERAL POWERS:

The proxy holder 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, except that my proxy holder's authority is limited as hereby indicated:

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

Date: _____ day of _____ 2007.

STREET ADDRESS OF OWNER

SIGNATURE

PRINT NAME

SUBSTITUTION OF PROXY HOLDER

The above signed and duly appointed proxy holder, transfers or substitutes the following person (with same general powers) as their appointed proxy holder for ABOVE HOMEOWNER/ADDRESS listed above.

_____ for me in voting the proxy set forth above.
print name of substitute proxy holder

signature of original proxy holder

date

NOTE: This section of Proxy should not be completed unless the designated proxy holder cannot attend the meeting. If that occurs, the first proxy holder needs to complete this section assigning the Proxy to a second proxy holder.