

Settler's Creek Homeowners Association

Managed by:

LEWIS ASSOCIATION MANAGEMENT, LLC

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Notice of Annual Meeting

January 23, 2012

Dear Homeowner,

The Settler's Creek Homeowners Association **2012 Annual Meeting** will convene on Monday, **February 27, 2012**, at 6:30pm at the Seminole Baptist Church (3330 Mission Road).

The business of the Association necessitates participation of its members. Your presence at the meeting will greatly impact decisions that affect your neighborhood. The primary purpose of the Annual Meeting is to elect the Board of Directors, to set the dues for the upcoming year, and to pass the 2012 Budget.

We will be electing three Board members at this meeting. Please nominate yourself if you would like to run for a position on the Board. In order to serve on the Board, you must be a homeowner of record and be current on your dues installments. **If you would like to be considered in the election, please fill out the enclosed Notice to Run form and return it by February 1, 2012.**

Each nominee will have the chance to introduce his or herself prior to the vote. (You may also check our website for any updates.)

The following Board members are interested in continuing service on the Board: Barbara McTamney, Jack Beamish, and Carrah Whitaker.

We respectfully request your presence in person or by proxy at the meeting. There is a proxy form enclosed for your convenience. If you are not going to attend and would like your vote to be counted, **mail the Proxy form to our office by February 23, 2012**, so we can present it to the Secretary for representation at the meeting.

If you intend to vote in person or by proxy, please be advised of the following requirements of the Association:

1. There shall be one person with respect to each unit ownership who shall be entitled to vote at any meeting of the Association and that person shall be known as a "voting member". If a unit is owned by more than one person, the owners of the unit shall designate one of them as the voting member. In the case of a corporate unit owner, an officer or employee of the corporation shall be the voting member. As to a unit owned by a husband and wife, see paragraph 2b of this notice.

2. Designation of voting member is subject to the following provisions:
 - a) If a unit is owned by one person, he or she will be entitled to vote without otherwise designating a voting member.
 - b) If a unit is owned by a husband and wife, they do not have to designate a voting member. Whoever is present at the meeting may vote the unit's vote. If a decision cannot be reached as to how to vote, however, that unit cannot vote on the disputed question.
 - c) If a unit is owned by more than one person, the owners of the unit shall designate one of them as the voting member.
 - d) A corporation must designate a voting member who shall be an officer or employee, by certificate signed by the president or vice president attested to by the secretary or assistant secretary.

Opportunity to Share Ideas or Voice Concerns. If any member wishes to speak on a subject that would be of concern to the entire membership, they may request to be placed on the agenda by contacting the property management company no later than February 20, 2012. You will be asked to summarize your topic for inclusion in the final agenda that will be posted on the website and distributed at the Annual Meeting.

As a courtesy to those with demanding schedules, speakers are strongly encouraged to limit their presentation/discussion to 3-5 minutes. Adjournment of the meeting no later than 8:00pm.

If you have any questions about the enclosed documents, please contact our office at the email address LewisPropMgmt@gmail.com or by phone at (850) 668-1173.

Sincerely,

Cheri Lewis Garbark

Enclosures