

THE FALLS AT NEW TAMPA CONDOMINIUM ASSOCIATION, INC.

FIRST NOTICE OF ANNUAL MEMBERS' MEETING AND ELECTION OF DIRECTORS

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of The Falls at New Tampa Condominium Association, Inc. ("Association") and the Florida Condominium Act, that the 2019 Annual Meeting of the Members of the Association will be held at the following date, time, and place:

Date: December 19, 2019
Time: 10:30 AM
Place: The Falls at New Tampa Condominium Clubhouse
13400 Arbor Isle Drive
Temple Terrace, FL 33637

PLEASE TAKE NOTICE OF THE FOLLOWING:

VOTING. If a quorum (a majority of the voting interests) is attained, a majority vote shall be necessary for certain agenda items. Rules for elections are separate.

LIMITED PROXIES. If you cannot attend the Annual Meeting in-person, you may designate a "Limited Proxy" who may vote on your behalf. A "Limited Proxy" form will be provided with the Second Notice of Annual Meeting.

AGENDA. As required by law, the meeting agenda is included with this notice.

VOTING CERTIFICATES. If your unit is owned by more than one person, the person entitled to cast the vote shall be designated in a "Voting Certificate," signed by all the recorded owners of the unit and filed with the Secretary of the Association. If your unit is owned by a legal business entity, the individual entitled to cast a vote shall be designated in a "Voting Certificate" signed by a person authorized by law to legally bind such business entity and filed with the Secretary of the Association. You must contact the Association if you need to complete a Voting Certificate.


ELECTIONS. This notice shall also serve as the First Notice of the date of the election for three (3) members of the Board of Directors. This notice is given at least sixty (60) days before the election date.

Any unit owner or other eligible person desiring to be a candidate for the Board of Directors must give written notice of his or her intention to be a candidate to the Association by November 9, 2019, which is at least 40 days before the election date. A "Notice of Intent to be a Candidate for the Board of Directors of Preserve at Temple Terrace Condominium Association" form is enclosed with this notice.

Furthermore, if you are a candidate, you have the option of submitting an "Information Sheet" no larger than 8 ½ by 11 inches that must be provided to the Association by the candidate by November 14, 2017, which is at least 35 days before the election date. This information sheet will be mailed to members of the Association with the Second Notice of Annual Meeting.

POSTING. Pursuant to the Association's by-laws and Chapter 718 of the Florida Statutes, a copy of this Annual Meeting Notice shall be posted in a conspicuous place so designated.

SECOND NOTICE. A second notice of the Annual Meeting, with a Limited Proxy and a ballot that lists all candidates for the Board of Directors, shall be mailed out at least (14) days in advance of the Annual Meeting and election date.

By: 
Its: LCAM

Dated: October 21, 2019

THE FALLS AT NEW TAMPA CONDOMINIUM ASSOCIATION

The 2019 Annual Members' Meeting and Election of Directors of The Falls at New Tampa Condominium Association, Inc. shall occur on December 19, 2019, 10:30 am at The Falls at New Tampa Condominium, Clubhouse, 13400 Arbor Isle Drive, Temple Terrace, FL 33637.

AGENDA

- (a) CALL TO ORDER
- (b) DETERMINATION OF QUORUM
- (c) PROOF OF NOTICE OF ANNUAL MEETING
- (d) READING OF MINUTES OF PRIOR MEETING
- (e) ELECTION OF BOARD OF DIRECTORS
- (f) OVERVIEW OF FINANCIAL CONDITION OF ASSOCIATION
- (g) NEW BUSINESS
- (h) ADJOURNMENT

By: 

Its: LCAM

DATED: October 21, 2019

THE FALLS AT NEW TAMPA CONDOMINIUM ASSOCIATION

DIRECTIONS FOR CANDIDATES FOR BOARD OF DIRECTORS

1. Any unit owner desiring to be a candidate for the Board of Directors must give written notice to the Association, c/o the Manager on or before November 9, 2019, which is not less than forty (40) days before the election date. Written notice to the Manager shall be deemed adequate written notice. Written notice shall be accomplished by one or more of the following methods.
 - A. By Regular or Certified Mail, Return Receipt Requested, addressed to the Association, C/O Manager.
 - B. By personal deliver to the Association, C/O the Manager.
 - C. By facsimile, telegram, or other method of deliver to the Association.

If delivered or mailed to the Manager, it should be sent to the following address:

The Falls at New Tampa Condominium Association
13400 Arbor Isle Drive
Temple Terrace, FL 33637

2. Upon receipt by Manager of written notice that a unit owner desires to be a candidate for the Board of Directors, the Manager shall issue a written receipt acknowledging delivery of the written notice.
3. Each candidate has the option to deliver to the Association on or before November 14, 2019 an "Information Sheet" describing the candidate's background, education and qualifications and any other factors deemed relevant by the candidate. Each candidate information sheet shall be limited to one side of an 8 ½ by 11 inch document. The association shall mail or deliver a copy of each candidate's information sheet with the Second Notice of Annual Meeting to be mailed or delivered by the Association to all members.

THE FALLS AT NEW TAMPA CONDOMINIUM ASSOCIATION

**NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS OF
PRESERVE AT TEMPLE TERRACE CONDOMINIUM ASSOCIATION**

I, _____, hereby place my name in nomination as a candidate for the Board of Directors of The Falls at New Tampa Condominium Association. I understand that I am responsible for the accuracy of the information contained in the Information Sheet, if submitted.

DATE: _____

Signature

Print Name

Unit #-Address

MAILING ADDRESS, IF DIFFERENT FROM ABOVE ADDRESS:

Telephone Number: _____

Fax: _____

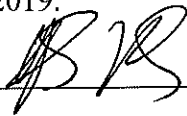
Email: _____

AFFIDAVIT OF MAILING

**COUNTY OF HILLSBOROUGH
STATE OF FLORIDA**

The undersigned representative of The Falls at New Tampa Condominium Association, Inc. being first duly sworn, deposes and says that the 2019 Annual Members' Meeting notice, proxy and related materials of The Falls at New Tampa Condominium Association, Inc, the notice and agenda of the Board of Directors organizational and budget meeting to be held on December 19, 2019 with a copy of the proposed 2019 Budget, and the notice of the Special Members' Meeting to be held on December 19, 2019 with a proxy form, were all mailed to each member at the address last furnished to the Association, in accordance with the requirements of Bylaws and Florida law.

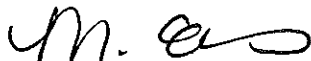
Dated this 21 day of October, 2019.



Print Name: Efstratios Kosmas

This foregoing Affidavit was acknowledged before me this 21 day of October, 2019 by Efstratios Kosmas, who is personally known to me and who took an oath.




Notary Public
My commission expires: 5/18/2020