

FALLS AT NEW TAMPA CONDOMINIUM ASSOCIATION, INC.
SECOND NOTICE OF ANNUAL MEMBERS' MEETING AND ELECTION OF DIRECTORS

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of 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: Falls at New Tampa
13400 Arbor Isle Drive
Temple Terrace, FL 33637

VOTING: There were (3) openings on the Board and (3) candidates, therefore, there will be no vote.

PROXIES: If you cannot be present for the meeting, it is important for you to designate by proxy an attorney-in-face both so that the necessary quorum requirements can be met. A limited proxy form is enclosed and should be completed and returned to the Association in the specially marked envelope provided. The proxy form must be signed by the designated voter of each unit. The limited proxy form shall not be used in the election of directors, which must be completed by ballot according to applicable law.

AGENDA: As required by law, the meeting agenda is included with this notice. Also enclosed are copies of all supporting materials. The information is, as you can see, voluminous and it would be advisable to carefully review this material well before the meeting. Save these materials and bring them with you to the meeting. If you have any questions concerning this meeting, or the operation of your condominium association, any board member will be pleased to assist you.

POSTING: This notice with attached agenda will also be posted on the condominium property at the place designated by rule for the posting of such notices in accordance with the bylaws and statutory requirements.

BOARD MEETING: An organizational meeting of the board of directors and budget meeting will be held immediately following, and at the same place as, the annual meeting of members and a special members' meeting will be held immediately following, and at the same time and place as, the organizational meeting of the board of directors and budget meeting. As with any meeting of the board, all unit owners are invited to attend. As required by law, an agenda of the organizational meeting of board of directors and budget meeting will also be posted and is enclosed.

By: *BB*

Its: *LCAM*

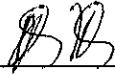
Dated: December 4, 2019

SECOND NOTICE OF ANNUAL MEMBERS' MEETING AND ELECTION

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

AGENDA

- (a) Appointment of Directors
- (b) Proof of Notice of Meeting
- (c) Certification of a Quorum
- (d) New Business
- (e) Old Business
- (f) Adjournment

By: 
Its: LCAM

DATE: December 4, 2019

**NOTICE OF SPECIAL MEMBERS' MEETING OF
THE FALLS AT NEW TAMPA CONDOMINIUM ASSOCIATION, INC.**

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 a Special Members' Meeting 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
13400 Arbor Isle Drive
Temple Terrace, Florida 33637

PLEASE TAKE NOTICE OF THE FOLLOWING:

VOTING. The members of the Association will vote on an important issue at the Above-referenced meeting. A vote of the members will take place to determine if the proposed budget for 2020 will partially fund reserve accounts.
Please note that any member who is more than 90 days delinquent in the payment of any monetary obligation due to the Association shall not be entitled to vote at the membership meeting. The suspension, however, ends upon full payment of all obligations currently due or overdue the Association.

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

PROXIES. If you cannot be present for the meeting, it is important for you to designate by proxy an attorney-in-fact so that the necessary quorum requirements can be met. A proxy form is enclosed and should be completed and returned to the Association before the commencement of the meeting. The proxy form must be signed by the designated voter of each unit. Additionally, you should direct your proxy holder how to vote on the issues described above to ensure that your vote is counted.

AGENDA. As required by law, the meeting agenda is included with this notice. Also enclosed are copies of all supporting materials. Save these materials and bring them with you to the meeting. If you have any questions concerning this meeting or the operation of your condominium association, any board member will be pleased to assist you.

POSTING. This notice with attached agenda will also be posted on the condominium property at the place designated by rule for the posting of such notices in accordance with the bylaws and statutory requirements.

By: Efstratios Kosmas LCAM
Its: Community Association Manager for the Board of Directors
Dated: 12/4/2019

**AGENDA FOR SPECIAL MEMBERS' MEETING OF
THE FALLS AT NEW TAMPA CONDOMINIUM ASSOCIATION, INC.**

Call to Order
Determination of Quorum
Vote to Partially Fund Reserves in 2020 Budget
Vote to Carry Over Surplus Funds
Unfinished Business
New Business
Adjournment

The Special Members' Meeting of The Falls at New Tampa Condominium Association, Inc. shall take place on December 19, 2019 at 10:30 am, at The Falls at New Tampa, 13400 Arbor Isle Drive, Temple Terrace, FL 33637.

LIMITED PROXY

I, the undersigned, being an owner(s) of unit number _____ having an address of _____, and an authorized voting member of The Falls at New Tampa Condominium Association, Inc. (the "Association"), do hereby appoint (or if left blank the Secretary of the Association), as my proxyholder to attend the special members' meeting of The Falls at New Tampa Condominium Association, Inc., on December 19, 2019, at 10:30 am, at The Falls at New Tampa Condominium Clubhouse, 13400 Arbor Isle Drive, Temple Terrace FL 33637, or any adjournment thereof, but in no event longer than ninety (90) days after the date of the meeting indicated herein. This limited proxy can be rescinded at any time at the pleasure of the undersigned. The proxyholder named above has the authority to vote and act for me to the same extent as if I were personally, present and to vote on all matters permitted by Jaw, with power of substitution, except that my proxyholder's authority is specifically limited as indicated below:

LIMITED POWERS: FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANKS PROVIDED BELOW.

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Pursuant to Section 71 8.112(2)(t), *Florida Statutes*, the Board of Directors of The Falls at New Tampa Condominium Association, Inc. has proposed that the members vote to partially waive reserve funding for the 2020 Budget. Therefore, should The Falls at New Tampa Condominium Association, Inc. partially waive funding the reserves in the 2020 Budget that has been proposed by the Board?

_____ Yes. I approve of partially waiving reserve funding in the 2020 Budget.

_____ No. I do not approve of partially waiving reserve funding in the 2020 Budget.

SIGNA TURE(S) OF OWNER(S) OR DESIGNATED VOTER

Date: _____

Print Name: _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND 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.

If proxyholder authorized by the above lot owner cannot attend the meeting to represent the lot owner, they may authorize an alternate proxyholder to represent the lot owner by filling in the notification below.

SUBSTITUTION OF PROXY
(for use by proxyholder, if necessary)

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

Date: _____

Proxy Signature: _____

Print Name: _____

Proxyholder: _____

The Falls at New Tampa COA Operating Budget January 1, 2020-December 31, 2020

<u>GL Code</u>	<u>INCOME</u>	<u>Annually</u>	<u>Monthly</u>
4010	INCOME FROM ASSESSMENTS	\$ 1,239,312.00	\$ 103,276.00
	INCOME FROM RESERVES	\$ 1,364,316.00	\$ 113,693.00
4810	LATE FEE	\$ -	\$ -
4850	LEGAL FEES	\$ -	\$ -
4870	INTEREST INCOME	\$ -	\$ -
4875	NSF FEE	\$ -	\$ -
4920	MISC. INCOME	\$ -	\$ -
	TOTAL INCOME	\$ 2,603,627.99	\$ 216,969.00
4560	BAD DEBT	\$ 5,000.00	\$ 416.67
	ADMINISTRATION EXPENSES	Annually	Monthly
6560	SALARIES, TAXES AND BENEFITS	\$ 302,628.00	\$ 25,219.00
8470	PROMISSORY NOTE	\$ -	\$ -
5280	MANAGEMENT FEES	\$ 54,912.00	\$ 4,576.00
5150	BANK FEES	\$ -	\$ -
5142	PROFESSIONAL FEES / LEGAL FEES	\$ 10,000.00	\$ 833.33
5172	OFFICE EXPENSE/UNIFORMS/POSTAGE	\$ 22,000.00	\$ 1,833.33
5210	ANNUAL FEES & LICENSES/CONDO FEE PAID TO DIVISION	\$ 3,000.00	\$ 250.00
5281	PROPERTY INSURANCE	\$ 108,000.00	\$ 9,000.00
	TOTAL ADMINISTRATION EXPENSES	\$ 505,540.00	\$ 42,128.33
	OPERATIONAL EXPENSES	Annually	Monthly
5990	CONCIERGE / GUARD SERVICE	\$ -	\$ -
5360	JANITORIAL SERVICES	\$ 7,800.00	\$ 650.00
5547	LAKE MAINTENANCE	\$ 1,800.00	\$ 150.00
5500	LANDSCAPE/IRRIGATION MAINTENANCE	\$ 124,111.00	\$ 10,342.58
5800	PLUMBING	\$ -	\$ -
5870	POOL/SPA MAINTENANCE	\$ 12,800.00	\$ 1,066.67
5470	PEST CONTROL	\$ 12,000.00	\$ 1,000.00
5315	FIRE SAFETY & EQUIP ANNUAL INSPECTION	\$ 33,000.00	\$ 2,750.00
5953	ROOF MAINTENANCE	\$ -	\$ -
5951	BUILDING REPAIR AND MAINTENANCE	\$ 82,050.85	\$ 6,837.57
5952	EXTERIOR BUILDING	\$ -	\$ -
5992	ACCESS CONTROL	\$ 8,084.15	\$ 673.68
	TOTAL OPERATIONAL EXPENSES	\$ 281,646.00	\$ 23,470.50
	UTILITY EXPENSES	Annually	Monthly
5999	ELECTRICITY	\$ 56,015.00	\$ 4,667.92
5192	TELEPHONE EXPENSES	\$ 3,718.00	\$ 309.83
6100	WATER AND SEWER	\$ 299,998.00	\$ 24,999.83
4855	WATER AND SEWER REIMBURSEMENT	\$ -	\$ -
6050	TRASH REMOVAL	\$ 92,395.00	\$ 7,699.58
6060	GAS	\$ -	\$ -
	TOTAL UTILITIES	\$ 452,126.00	\$ 37,677.17

The Falls at New Tampa COA Operating Budget January 1, 2020-December 31, 2020

RESERVE FUNDING	Annually	Monthly
Asphalt - Seal / Repair	\$ 11,952.00	\$ 996.00
Asphalt - Resurface	\$ 300,300.00	\$ 25,025.00
Site Fencing: Metal - Repair / Paint	\$ 6,360.00	\$ 530.00
Site Fencing: Metal - Replace	\$ 3,972.00	\$ 331.00
Site Fencing: Chain Link - Replace	\$ 2,364.00	\$ 197.00
Entry Gates - Replace	\$ 12,084.00	\$ 1,007.00
Trellis - Replace	\$ 3,660.00	\$ 305.00
Mailboxes - Replace	\$ 7,128.00	\$ 594.00
Sign / Monument - Refurbish / Replace	\$ 1,008.00	\$ 84.00
Street Lights - Replace	\$ 13,128.00	\$ 1,094.00
Bridges - Replace Deck / Rails	\$ 2,040.00	\$ 170.00
Exterior Lights - Replace	\$ 27,900.00	\$ 2,325.00
Balcony / Walk / Stair Rails - Repaint	\$ 60,204.00	\$ 5,017.00
Walkway Decks - Clean / Seal / Repair	\$ 62,256.00	\$ 5,188.00
Walkway Decks - Resurface / Restore	\$ 398,400.00	\$ 33,200.00
Building Exteriors - Seal / Paint	\$ 98,004.00	\$ 8,167.00
Garage Doors - Replace	\$ 5,304.00	\$ 442.00
Tile Roofs - Replace	\$ 205,128.00	\$ 17,094.00
Golf Carts - Replace (Partial)	\$ 12,000.00	\$ 1,000.00
Intercom / Entry System - Replace	\$ 5,304.00	\$ 442.00
Gate Operators (Arbor Isle) - Replace	\$ 5,844.00	\$ 487.00
Gate Operators - (Fletcher) - Replace	\$ 5,844.00	\$ 487.00
Cabana / Laundry HVAC - Replace	\$ 3,204.00	\$ 267.00
Clubhouse HVAC - Replace (Partial)	\$ 9,900.00	\$ 825.00
Security System - Modernize	\$ 15,000.00	\$ 1,250.00
Fire Alarm System - Modernize	\$ 62,556.00	\$ 5,213.00
Exit / Emergency Lights - Replace	\$ 1,356.00	\$ 113.00
Lift Station Pumps - Replace	\$ 2,004.00	\$ 167.00
Lift Station Controls - Replace	\$ 300.00	\$ 25.00
Irrigation Pump - Replace	\$ 6,000.00	\$ 500.00
Waterfall Equipment - Replace (Partial)	\$ 2,760.00	\$ 230.00
Pond Fountain - Replace	\$ 15,000.00	\$ 1,250.00
Pool Area Lights - Replace	\$ 2,400.00	\$ 200.00
Interior Surfaces - Repaint	\$ 13,404.00	\$ 1,117.00
Tile Flooring - Replace	\$ 2,724.00	\$ 227.00
Carpeting - Replace	\$ 5,208.00	\$ 434.00
Wood Flooring - Replace	\$ 4,212.00	\$ 351.00
Vinyl Flooring - Replace	\$ 312.00	\$ 26.00
Fitness Equipment - Replace (Partial)	\$ 4,176.00	\$ 348.00
Clubhouse Interior - Refurbish	\$ 20,004.00	\$ 1,667.00
Bathrooms - Remodel	\$ 7,008.00	\$ 584.00
Pool / Patio Furniture - Replace	\$ 1,560.00	\$ 130.00
Pool Decks - Seal / Repair	\$ 4,308.00	\$ 359.00
Pool Decks - Resurface	\$ 34,260.00	\$ 2,855.00
Pool Fences - Repair / Paint	\$ 1,440.00	\$ 120.00
Pool Fences - Replace	\$ 3,600.00	\$ 300.00
Pools / Spa - Resurface	\$ 37,560.00	\$ 3,130.00
Spa Heater - Replace	\$ 4,200.00	\$ 350.00
Pool / Spa Pumps - Repair / Replace	\$ 4,200.00	\$ 350.00
Tennis Court - Re-coat	\$ 4,500.00	\$ 375.00
Tennis Court - Resurface	\$ 4,500.00	\$ 375.00
Tennis Court - Fencing - Replace	\$ 2,760.00	\$ 230.00
Tennis Court Lighting - Replace	\$ 2,340.00	\$ 195.00
TOTAL RESERVES	\$ 1,532,940.00	\$ 127,745.00
TOTAL CONDOMINIUM EXPENSES	\$ 1,239,312.00	\$ 103,276.00
TOTAL CONDOMINIUM EXPENSES WITH PARTIAL RESERVES	\$ 1,364,316.00	\$ 113,693.00
TOTAL CONDOMINIUM EXPENSES WITH RESERVES	\$ 2,772,252.00	\$ 231,021.00

Falls at New Tampa Condominium Association Operating Budget 2020
Per Unit

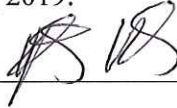
Unit Type	Qty	Rev SF	Total SF	% Share	Annual Expense Without Reserves:			Annual Expense With Partial Reserves:			Annual Expense With Reserves:			Total Annual Fee per Unit	Reserves	
					\$	1,239,312	No Reserves	\$	1,364,316.00	Partial Reserves	\$	2,761,943	Full Reserves			
					Annual Fee per SF	Annual Fee per Unit	Quarterly Fee per SF per Unit	Monthly Fee per SF per Unit	Annual Fee per SF	Annual Fee per Unit	Quarterly Fee per SF per Unit	Monthly Fee per SF per Unit	Annual Fee per SF	Annual Fee per Unit	Quarterly Fee per SF per Unit	Monthly Fee per SF per Unit
A1	36	655	23,580	0.1803%	\$ 3.41	\$ 2,234.091	\$ 568.52	\$ 186.17	\$ 3.75	\$ 2,458.441	\$ 614.861	\$ 204.95	\$ 7.60	\$ 4,978.83	\$ 1,244.73	\$ 414.91
A2	24	718	17,232	0.1876%	\$ 3.41	\$ 2,448.98	\$ 612.24	\$ 204.08	\$ 3.75	\$ 2,695.99	\$ 674.00	\$ 224.67	\$ 7.60	\$ 5,457.82	\$ 1,364.45	\$ 454.82
A3	38	804	30,352	0.2213%	\$ 3.41	\$ 2,742.31	\$ 685.58	\$ 228.53	\$ 3.75	\$ 3,018.91	\$ 754.73	\$ 251.58	\$ 7.60	\$ 6,111.54	\$ 1,527.88	\$ 508.29
A4	72	909	65,448	0.2502%	\$ 3.41	\$ 3,100.45	\$ 775.11	\$ 258.37	\$ 3.75	\$ 3,413.17	\$ 853.29	\$ 284.43	\$ 7.60	\$ 6,959.69	\$ 1,727.42	\$ 575.81
B1	36	1,095	39,060	0.2986%	\$ 3.41	\$ 3,703.75	\$ 925.19	\$ 308.40	\$ 3.75	\$ 4,074.03	\$ 1,018.51	\$ 339.50	\$ 7.60	\$ 8,247.53	\$ 2,061.88	\$ 687.29
B2	72	1,154	83,088	0.3176%	\$ 3.41	\$ 3,936.10	\$ 984.02	\$ 328.01	\$ 3.75	\$ 4,333.12	\$ 1,083.28	\$ 361.09	\$ 7.60	\$ 8,772.03	\$ 2,193.01	\$ 731.00
B3	36	1,197	43,092	0.3294%	\$ 3.41	\$ 4,082.77	\$ 1,020.69	\$ 340.23	\$ 3.75	\$ 4,494.58	\$ 1,123.64	\$ 374.55	\$ 7.60	\$ 9,098.99	\$ 2,274.72	\$ 758.24
C1	38	1,613	61,254	0.4439%	\$ 3.41	\$ 5,601.67	\$ 1,375.42	\$ 458.47	\$ 3.75	\$ 6,056.60	\$ 1,514.15	\$ 504.72	\$ 7.60	\$ 12,261.08	\$ 3,065.27	\$ 1,021.76
Totals	352		363,346			\$ 1,239,312.00	\$ 309,828.00	\$ 103,276.00		\$ 1,364,316.00	\$ 341,079.00	\$ 113,693.00		\$ 2,761,943.43	\$ 690,485.86	\$ 230,161.95

AFFIDAVIT OF MAILING

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

The undersigned Efstratios Kosmas of The Falls at New Tampa Condominium Association being first duly sworn deposes and says that the Notice of Special Board Meeting was mailed to each member at the address last furnished to the Association, in accordance with the requirements of By-Laws and Florida law.

Dated this 4 Day of December 2019.



Print Name: Efstratios Kosmas

This foregoing Affidavit was acknowledged before me this 4 day of December 2019 by Efstratios Kosmas, who is personally known to me and who took an oath.



Notary Public

My commission expires:

May 18, 2020

