

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 2018 Annual Meeting of the Members of the Association will be held at the following date, time, and place:

Date: December 21, 2018

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 (4) candidates, therefore, please use the enclosed ballot to vote for (3) candidates.

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 5, 2018

SECOND NOTICE OF ANNUAL MEMBERS' MEETING AND ELECTION

The 2017 Annual Members' Meeting and Election of Directors of Falls at New Tampa Condominium Association, Inc. shall occur on December 21, 2018, 10:30 am, at Falls at New Tampa Condominium, Clubhouse, 13400 Arbor Isle Drive, Temple Terrace, FL 33637.

AGENDA

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

By: 
Its: LCAM

DATE: December 5, 2018

Falls at New Tampa Condominium Association Operating Budget 2019

lit

Unit Type	Qty	Rev SF	Total SF	% Share	Annual Expense Without Reserves:			Annual Expense With Partial Reserves:			Annual Expense With Reserves:										
					Annual Fee per SF	Total SF	% Share	Annual Fee per SF	Total SF	% Share	Annual Fee per SF	Total SF	% Share								
A1	36	655	23,580	0.1803%	3.41	2,234.07	558.52	166.17	3.41	2,234.07	558.52	166.17	3.41	2,234.07	558.52	166.17	7.60	4,976.91	1,244.73	414.91	
A2	24	718	17,232	0.1976%	3.41	2,448.96	612.24	204.08	3.41	2,448.96	612.24	204.08	3.41	2,448.96	612.24	204.08	7.60	5,457.79	1,364.45	454.82	
A3	38	804	30,552	0.2213%	3.41	2,742.28	685.57	228.52	3.41	2,742.28	685.57	228.52	3.41	2,742.28	685.57	228.52	7.60	6,111.51	1,527.68	509.29	
A4	72	909	65,448	0.2502%	3.41	3,100.42	775.10	258.37	3.41	3,100.42	775.10	258.37	3.41	3,100.42	775.10	258.37	7.60	6,909.66	1,727.41	575.80	
B1	36	1,085	39,060	0.2986%	3.41	3,700.72	925.18	308.39	3.41	3,700.72	925.18	308.39	3.41	3,700.72	925.18	308.39	7.60	8,247.50	2,061.88	687.29	
B2	72	1,154	83,088	0.3176%	3.41	3,936.06	984.02	328.01	3.41	3,936.06	984.02	328.01	3.41	3,936.06	984.02	328.01	7.60	8,772.00	2,193.00	731.00	
B3	36	1,197	43,092	0.3294%	3.41	4,082.73	1,020.68	340.23	3.41	4,082.73	1,020.68	340.23	3.41	4,082.73	1,020.68	340.23	7.60	9,098.86	2,274.71	759.24	
C1	38	1,513	61,294	0.4439%	3.41	5,501.62	1,375.41	458.47	3.41	5,501.62	1,375.41	458.47	3.41	5,501.62	1,375.41	458.47	7.60	12,261.03	3,065.26	1,021.75	
Totals	352	363,346	363,346																		
						\$ 1,239,301.00	\$ 309,825.25	\$ 103,275.08		\$ 1,239,301.00	\$ 309,825.25	\$ 103,275.08		\$ 1,239,301.00	\$ 309,825.25	\$ 103,275.08		\$ 2,761,932	\$ 690,483.11	\$ 230,161.04	

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 5 Day of December 2018

[Signature]

Print Name: Efstratios Kosmas

This foregoing Affidavit was acknowledged before me this 5 day of December 2018 by Efstratios Kosmas who is personally known to me and who took an oath.

Michelle Evans
Notary Public

My commission expires:

May 18, 2020



FALLS AT NEW TAMPA CONDOMINIUM ASSOCIATION BALLOT

There are (3) openings for the Board of Directors and (4) candidates, please vote for (3) candidates only. Please use the 2nd envelope enclosed to put your ballot in and sign and print your address on the outside of the envelope, it will not be opened until the meeting.

_____ Bill Charles

_____ Paula De La Salas

_____ Marianne Kritsberg

_____ Shaoul Mishal

Owner Name: _____

Address: _____