

## **Bobbin Brook Homeowners Association**

June 2017

To: Bobbin Brook Homeowners  
From: Palmer Williams, President  
Subject: Annual Meeting and Update

The fiscal year for our Association is July 1 through June 30. Your Board has approved a 5% dues increase to \$765.00 for fiscal year 2017 – 2018. The budget for 2017 – 2018 is enclosed. Your Board budgets about half of the revenue for ongoing maintenance such as landscaping, road repairs, and utilities. The remaining portion is allocated for future roadway resurfacing.

After much research and with the help of lot owner, Vivien Szutu, your Board entered into a Management Agreement with Kirby Management Group, LLC on May 25, 2017 to assist it with the management of our Association. Danny Hayes is the owner of this management company and he will be at our Annual meeting on August 6th. If you have any issues concerning our neighborhood or Association, you can contact Danny by calling him at (850) 562-8708 or email him at [kirbymanager@gmail.com](mailto:kirbymanager@gmail.com). Danny has enclosed the dues statements for fiscal year 2017 – 2018 with this letter.

Our Annual Meeting is scheduled for Sunday, August 6<sup>th</sup> at 3:00 p.m. The venue is 2711 Killarney Way, Unit A in the Killarney Square. Unit A is owned by the Killearn Methodist Church and is in the building with Goodwill and the Ming Tree Café. It is not on the Church grounds but in the strip mall across Shamrock.

Enclosed is the Agenda for the Annual Meeting and a Proxy Voting Certificate. Your Board appointed a Nominating Committee to nominate one person for each directorship to be filled. The Nominating Committee consist of Liz Shashaty, Jenna Lockwood and Dan Thompson. Nominations for additional directorships can be made from the floor. Our Bylaws provide for 5 Directors.

Our Bylaws also provide that at any membership meeting, votes may be cast in person or by proxy. If you are unable to attend the Annual Meeting, please consider appointing a proxy for you and use the enclosed Proxy Voting Certificate. All owners of a parcel/lot must sign the proxy for it to be valid. A proxy must be sent to the Secretary of BBHOA, Janet Ferris. Janet's mailing address and e-mail address is on the proxy document.

We have not had a quorum for many years at our annual meetings. Our Bylaws and Florida law provide that 29 lots present by person or proxy will constitute a quorum.

As this will be my last Annual meeting as one of your Board Members and your President, let me take the opportunity to thank my fellow Board Members for their support, advice and encouragement over the years. I also appreciate those of you who have taken the time to say "thank you."