

TREE TOPS NEIGHBORHOOD ASSOCIATION, INC.

MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS February 13, 2009

A Special Meeting of the Board of Directors of the Tree Tops Neighborhood Association, Inc., was duly held at 3:00 p.m. on Friday, February 13, 2009, at the Upper Tampa Bay Public Library, 11211 Countryway Boulevard, Tampa, Florida 33626, pursuant to a Notice of Special Meeting.

The President of the Association called the meeting to order at 3:00 p.m. Directors of the Association were present, who are as follows:

Charles A. Hannah
James M. Bartoletta
Scott Kirchner

Because a quorum was present, the President then noted that the meeting, having been duly convened, was ready to proceed.

The President of the Association, Charles A Hannah, acted as the presiding officer of the meeting, with Scott Kirchner acting as the Secretary of the meeting.

The Secretary of the meeting then presented to the Board the original Notice of Special Meeting of The Board of Directors of Tree Tops Neighborhood Association, Inc. for this meeting, which is attached for the official Association records. A copy of this notice was previously sent to each Member.

The purposes of the meeting were to:

- (a) consider and adopt a budget for the Association for the 2008- 2009 fiscal year;
- (b) consider and set the general assessment for the 2008-2009 fiscal year;
- (c) transact such other and further business as may lawfully come before this meeting

1. **BUDGET:** The President then announced that the first order of business is the proposed budget for the Association for the 2008-2009 fiscal year, which begins July 1, 2008, and that discussion of the proposed budget was in order. The directors acknowledged having received a copy of the proposed budget before the meeting. The board discussed the proposed budget. James M. Baroletta thereafter moved the adoption of the following resolution:

BE IT RESOLVED that the proposed budget for the 2008-2009 fiscal year, a copy of which is attached to these meeting minutes, is hereby determined and adopted as the operating budget of this Association for the fiscal year beginning July 1, 2008;

The President then called for a second, and that motion was seconded by Scott Kirchner. A vote of the directors was then taken and the proposed resolution was approved by a unanimous vote of the directors.

2. **ANNUAL GENERAL ASSESSMENT:** The President then announced that the second order of business is to consider and set the general assessment for the 2008-2009 fiscal year, and that discussion of the proposed general assessment was in order. The directors acknowledged having received and reviewed the proposed general assessment, which was based upon the budget adopted for the 2008-2009 fiscal year. The directors then discussed the proposed general assessment, and the payment of the assessment. Scott Kirchner thereafter moved for the adoption of the following resolutions:

BE IT RESOLVED, that based upon the adopted budget for the 2008-2009 fiscal year, this Association hereby fixes, sets and levies the annual general assessment on each lot and each owner of a lot in the amount of \$2,196.61 for the fiscal year beginning July 1, 2008, and ending June 30, 2009.

BE IT FURTHER RESOLVED, that except as may be otherwise be specifically provided in the Declaration, the general assessment shall be paid in full and paid in advance by the owner(s) of each lot.

The president then called for a second, and that motion was seconded by James M. Bartoletta. A vote of the directors was then taken and the proposed resolutions were approved by a unanimous vote of the directors.

4. **APPROVAL OF MEETING MINUTES:** Charles A. Hannah then presented proposed minutes of this meeting to the board, which meeting minutes were then read by all of the directors.

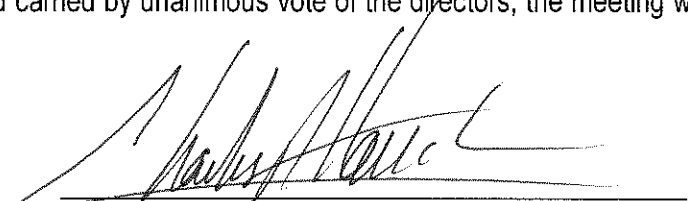
Scott Kirchner then moved for the adoption of the following resolution:

BE IT FURTHER RESOLVED that these minutes of this special meeting of the board of directors of this Association be hereby approved.

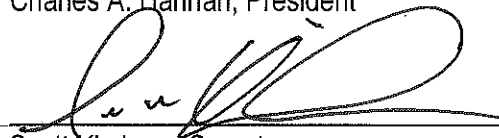
The President then called for a second, and that motion was seconded by James M. Bartoletta. A vote of the directors was then taken and the proposed resolution was approved by a unanimous vote of the directors.

There being no further business to come before the Board at this time, and upon a motion duly made by Scott Kirchner, seconded by James M. Bartoletta, and carried by unanimous vote of the directors, the meeting was thereupon adjourned at 4:08 p.m.

ATTEST:



Charles A. Hannah, President



Scott Kirchner, Secretary