

To the Members of Tree Tops Neighborhood Association, Inc.

An important election is coming up for Tree Tops. A majority of the Board will be elected by the members of the Association other than the developer and builders. This letter and its contents are your invitation to make a difference!

Please find enclosed the following:

- 1) Notice of a Special Meeting of the Membership of Tree Tops Neighborhood Association, Inc. and Notice of an Organizational Meeting of the Board.
- 2) Proxy form.

At the special membership meeting two (2) members of the three (3) member Board will be chosen from among lot owners other than the Declarant (developer and builders). A nominating committee made up of non-Declarant lot owners, have nominated lot owners to run. The nominees are listed on the enclosed limited proxy.

At the meeting, before the voting takes place, other candidates may be nominated from the floor.

Enclosed with this letter is a limited proxy form. If you cannot attend the meeting, you may vote by sending in the proxy form. Directions on how to fill out the proxy form are contained in the form. **Make sure you date the limited proxy form, state your address, and sign it in the spaces provided to ensure that your vote will count.** Mail your completed proxy in the enclosed pre-addressed and stamped envelope to:

**Montgomery Property Services, Inc.  
P.O. Box 340187  
Tampa, Florida 33694**

If you will be attending the meeting, you do not have to send in the proxy form. There will be ballots for you to fill out at the meeting.

**IT IS IMPORTANT THAT YOU EITHER SEND IN THE PROXY OR ATTEND THE MEETING, SO THAT A QUORUM CAN BE ESTABLISHED. NO ELECTION CAN TAKE PLACE WITHOUT A QUORUM.**

Thank you for prompt attention to these matters.



Diane M. Miragliotta, CMCA, AMS

**MONTGOMERY PROPERTY SERVICES, INC.  
ON BEHALF OF THE TREE TOPS NEIGHBORHOOD  
BOARD OF DIRECTORS**

**NOTICE OF SPECIAL MEMBERSHIP MEETING  
NOTICE OF ORGANIZATIONAL BOARD MEETING  
TREE TOPS NEIGHBORHOOD ASSOCIATION, INC.**

**TURNOVER OF CONTROL OF THE ASSOCIATION TO THE NON-DECLARANT  
LOT OWNERS**

**NOTICE** is hereby given that a special meeting of the Membership of Tree Tops Neighborhood Association, Inc., a Florida not for profit Corporation/Homeowners Association will be held to elect two non-Declarant lot owners to the Board of Directors. The special meeting will take place at the following date, time and location.

**DATE:** August 27, 2009

**TIME:** 10 o'clock a.m.

**PLACE:** The Upper Tampa Bay Public Library  
1211 Country Way Boulevard  
Tampa, Florida 33626

**AGENDA (Special Membership Meeting):**

- **Call to order**
- **Determination of Quorum**
- **Proof of Notice**
- **Nominations for Director Vacancies**
- **Election of Directors**
- **Adjournment**

**IMMEDIATELY FOLLOWING ADJOURNMENT** of the special membership meeting, the newly elected Board shall meet at the same location for an organizational meeting of the Board.

**AGENDA (Organizational Meeting of the Board):**

- **Call to order**
- **Determination of Quorum**
- **Proof of Notice**
- **Nominations for officer positions**
- **Election of Officers**
- **Adjournment**

**LIMITED PROXY**

The undersigned, owner(s) or designated voter of the lot addressed below in Tree Tops Neighborhood Association, Inc. ("Association") specifically appoints \_\_\_\_\_ (Write in the name of your proxyholder.) as my proxyholder, but if I do not specifically appoint someone, I appoint the Secretary of the Association as my proxyholder to attend the Special Membership meeting of the Association to be held on the **27th day of August, 2009 at 10 o'clock a.m., at The Upper Tampa Bay Public Library, 1211 Country Way Boulevard, Tampa, Florida 33626.** The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, including the establishment of a quorum, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.)

\_\_\_\_\_ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW.)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE ELECTION OF DIRECTORS AS INDICATED BELOW:

Vote for **NO MORE THAN TWO** candidates:

Vote by an "x" in the box next to the name of the candidate.

**Brian Bradway**

**Frank Cuteri**

**Dan Hernandez**

**Oswaldo Leandri**

**Mary Strong**

**Monica Tiano**

**Andrew Yee**

My Address: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE(S) OF OWNER(S)

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**SUBSTITUTION OF PROXY**

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

Dated: \_\_\_\_\_

**PROXYHOLDER**

**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.**

To My Fellow Tree Tops Neighbors:

My name is Brian Bradway and my wife's name is Rose. We moved to Tree Tops in April 2008. We love the neighborhood and the Westchase Area. I am an avid runner and most of you probably know me because I am frequently doing laps in the neighborhood. Often you will see me with my nine month old Irish Setter.

I was born and raised in Connecticut and lived there for 32 years. Having had enough of the snow, I took a transfer with my company at the time to move to Tampa. For the last 12 years, I have been working at Raymond James and I am a Development Manager in the Information Technology department leading several teams of developers and business analysts. The projects we work on range in size and the team is comprised of 25 people. Our primary function is to enhance and create new applications to support the business units.

From an educational background, I attended a small school in Connecticut called Quinnipiac University. At Raymond James, I also studied for and received my Series 7 license.

Prior to living in Tree Tops my wife and I lived in a small neighborhood in Town and Country near the Rocky Point Golf Course called Sweetwater. We lived there for approximately 10 years and during that time I also served on the board for two years.

Many of you may wonder why I would be willing to serve on the board. I think we live in a fantastic neighborhood and I think with some dedication, we can make it better. Some of my thoughts are as follows:

- Getting the web site up to date with board minutes
- Doing our best to ensure that each resident has signed up on the web and can receive communication
- Proactive communication when work is being done
- Reaching out and involving the neighborhood when major decisions need to be made
- Logging issues and providing status to residents to address their concerns
- Organizing a list of top neighborhood concerns and providing status on the web
- Collecting names for a neighborhood directory and posting this on the private side of the web
- Seeing if there is interest in organizing some neighborhood events to help us all to get to know each other better
- Doing our best to provide informative information to the neighborhood
- Upholding the neighborhood by-laws in order to keep the neighborhood as beautiful as possible

Sincerely Yours,

Brian Bradway

Mary Strong :

Native of Tampa. I grew up in South Tampa, Beach Park area.  
Moved to Westchase 13 years ago .

Education : Christ the King, Tampa Catholic, FSU (under grad )and The Academy of Design (Bachelor of Science).

Professional experience :

Retail 13 years , including Retail sales ; Boutique owner , Merchandise Buyer for Old Miss stores in the Northeast. Store Manager for Women's ready to wear chains ie ...M in So. Tampa and Cache.

Outside Sales : Major accounts Manager for Intermedia Communications 6 years.  
Honors: Top 5% Presidents club 5 years.

Realtor Professional : 7 years with Century 21 Bay West , Top 10 producer all 7 years.  
Skills set: Determination, Self Motivated, Great Customer Service and Communication Skills. Selling/Working all the Bay Area and Beaches.

Married to Gary Strong (Pensacola, FL.)11 years .

We have 1 Child Keegan Alexa Strong 8.5 years old.

My daughter will be starting 3rd grade at Westchase Elementary. (She is a Cheerleader with Tumble Tech Allstars)

Hobbies and Interests :

I mentor/work with children at Westchase Elementary. Volunteer for School and Real Estate events. I enjoy my gym workouts. I have also enjoy dabbling in Interior design.

My interest in Volunteering for the TREE TOPS HOA Board is to help communicate and deliver information and issues to the Tree Tops Community and take our community issues to HBH.

Mary Strong  
Realtor Professional

Century 21 Bay West  
813-728-5073 cell  
813-926-8202 fax

My name is Monica Tiano, I moved to the Tree Tops neighborhood in June of 2005 with my husband David and our two daughters Tara and Jessica. We have lived in the Westchase Community for eleven years prior to moving to Tree Tops.

Although I have not served on a Board for homeowners I have served on the PTA Board for five years at both Westchase Elementary and Davidsen Middle schools.

Some of my goals for the Association and Homeowners are to open the lines of communication, continue to improve on the appearance of the property and keeping our yearly fees to a minimum.

Monica Tiano  
9807 Tree Tops Lake Road  
Tampa, Fl 33626

Home (813) 926-6768  
Cell (813) 300-0964