

# Monte Carlo Townhomes Homeowners Associations, Inc.

1081 Northwest 100 Avenue  
Pembroke Pines, Florida 33024

[www.montecarlohoa.com](http://www.montecarlohoa.com)

(954) 432-3336-Office

## **NOTICE OF ANNUAL MEETING & 2012 MONTHLY ASSESSMENT**

The Annual Meeting of you Monte Carlo Townhomes HOA will be held on:

**Wednesday, December 14, 2011 7:30 pm**

**Location: Pool/Cabana Area**

**1081 NW 100 Ave Pembroke Pines 33024**

### Meeting Agenda (Subject to amendment)

- Roll Call and Certificate of proxies
- Reading of 2010 Annual Meeting Minutes
- President's Report-Mr. Dave Bell
- Property Manager's Report-Mr. Bill Bucknam
- Financial Reports
  - Balance Sheet as of 11/30/11
  - 2011 Operational Expenses
- Old Business-Community Violations, Landscaping issues
- New Business-
  - 2012 Operational Budget & Assessment (**\$140.00 Monthly Assessment**)
  - 2012 Reserves Budget
- Elections of Officers
- Adjournment

A proxy form may be obtained by either call the Management Company at (954) 663-1771, or online at [www.montecarlohoa.com](http://www.montecarlohoa.com). Only those that are homeowner's or have a signed proxy form from the homeowner may attend the Annual Meeting and or vote on agenda items.

If you have any questions, please feel free to contact me by calling (954) 663-1771 or email me at [wbucknam@aol.com](mailto:wbucknam@aol.com)

Sincerely,

Bill Bucknam, CAM  
Property Manager