

Treetops North Estates Condominium Association
Annual Meeting

Date: Saturday, August 25, 2012
 Time: 09:30 AM – 11:30 AM
 Location: Vista Room at Treetops North Clubhouse

Item No.	Time	Subject	Presenter
1	09:30 AM	Financial Update <ul style="list-style-type: none"> • Budget vs. Actual • Dues structure • 2013 projection 	Tom
2	10:00 AM	Association expense items <ul style="list-style-type: none"> • Propane Billing • Parking lot update • Rental Agreement updates • Pool • Painting – allocation of unit expenses 	Ed
3	10: 45 AM	Election of Officers	All
5	11:00 AM - 11:30 AM	Open discussion	All
		Golf Outing - Scheduled T-times starting at noon on the Fazio Appetizers, Drinks, Prizes and Music following Golf outing at location TBD	All

A Continental Breakfast will be served beginning at 9:00 AM.

Additional comments/notes:

- Proxy is included for the election of officers. If not attending, please return your signed proxy by Friday, August 17th

via mail: TNECA 36059 Howell Livonia, MI 48154
 or via email to TNECABOARD@TreetopsNorthEstates.com
 or by fax number : [877-380-4101](tel:877-380-4101) by Friday, August 17th

Note: Per association bylaws, Owners who are delinquent (past due 30 days) are not eligible to vote.

- For those of you not attending the meeting, we will send out the presentation materials with the meeting minutes.
- Please RSVP for meeting attendance to TNECA by **Friday, August 17th**, by either email (TNECABOARD@TreetopsNorthEstates.com) or phone, 248-321-0683.

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TREETOP NORTH ESTATES CONDOMINIUM ASSOCIATION

REVOCABLE PROXY/BALLOT

1.0

I, _____, the owner of Unit # ____ in TREETOPS NORTH ESTATES CONDOMINIUM ASSOCIATION, (hereafter "Association") commonly known by the street address of _____, _____, Michigan _____, do hereby constitute and appoint(pick one):

_____ Deb Hart _____ Edward Montgomery
_____ Tom Valleskey _____ Other (print name)

as primary proxy and, in the primary proxy's absence, _____ as my secondary proxy, (write in alternate name from above) or their designated substitute, to act and vote as my proxy at the annual meeting of the Association and any adjournments thereof. I give my proxy full power to act and vote as if I were personally present, with all the powers I possess, including full power to designate a substitute and to revoke such substitution. My personal presence at a meeting will automatically revoke this proxy, but only for the meeting attended, unless I indicate otherwise. This proxy is intended to extend and shall extend for a period of more than eleven months (11 months) from the date set forth below and for so long as I remain a member of the Association, unless I revoke it in writing.

2.0

I hereby direct my proxy to cast my vote in the election of the Board of Directors as follows (*and I understand that this Proxy may be treated as the equivalent of a Ballot cast as follows*):

1. Ed Montgomery, President
2. Tom Valleskey, Treasurer
3. Deb Hart, Secretary
4. _____
5. _____
6. _____

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3.0

In the absence of any designation above, I authorize my proxy to cast my vote as he/she decides in his/her own discretion (*and I understand that this Proxy may not be treated as the equivalent of a Ballot*). If I have not cast all my votes for the candidates indicated above, I hereby authorize my proxy to cast my remaining votes as he or she deems fit, **IF** I check this box (*and I understand that this Proxy may not be treated as the equivalent of a Ballot*).

If the candidate for whom I have cast my vote is not available for election to office for whatever reason, I hereby authorize my proxy to cast such votes as he or she deems fit, **IF** I check this box (*and I understand that this Proxy may not be treated as the equivalent of a Ballot*).

Any proxy or proxies in the Association given by me to any person or persons whatsoever prior to the date below are hereby revoked. In this instrument any use of the singular includes the plural.

I understand that I may revoke this proxy at any time by sending a letter to that effect to the Board of Directors of the Association.

IN WITNESS WHEREOF, I have signed this proxy on _____, 2012, at _____, _____ (city/state)

Owner Signature

Witness Signature

(For Association Use Only)

Unit No.

Percentage of Ownership