



## PROXY BALLOT

2010 - The Community has had the opportunity to visit the websites, to read emails and fliers, and to attend the MA meetings and ask questions of the board and their attorney. We now are collecting the Community Members votes for issues affecting the Silver Springs Community.

[ ] 1- I vote to recognize the Master Association as the Property Management Non-Profit Corporation recorded in the 1990 Articles of Incorporation. **60%** in affirmative

[ ] 2- I vote that my subdivision should resign from participation in the MA. **76%** in affirmative.

[ ] 3- I vote the Master Association should be restructured into three parts: Part 1- Condos/Townhomes (w/tennis court), Part 2- General Homeowners (w/park), and Part 3- Lake view property owners (w/lakes). Each Part shall be assessed only for the Common Areas under their jurisdiction, without conflicting with existing individual subdivisions' Bylaws or CCRs. **89%** in affirmative.

[ ] 4- I vote the MA shall cease to bill the non-lake view owners for lake expenses. The MA is a property management entity only. I do not authorize the MA to raise the annual fees above \$75 per year per lot without 66 2/3% General Member vote approval. **91%** in affirmative.

[ ] 5- I vote all Boards' Minutes and Budgets are the property of the property owners, are to be posted promptly, and exhibit fiduciary duty and transparency of all issues. **100%** in affirmative.

[ ] 6- I vote that expenditures greater than \$1000 must comply with the [Article III. Section 5A](#) rule being approved by the vote of 66 2/3% of the property owners at the Annual Meeting. **93%** in affirmative.

[ ] 7- I vote my board shall re-write all existing HOA doc Sections that allow the board to act without 50% majority vote of property owners, whether present or by proxy. (Delete "any number of") **87%** in affirmative.

[ ] 8- I vote my HOA board cannot sue or foreclose against any homeowner. An arbitrator or mediator shall handle disputes not resolved between the board and the homeowner. The maximum action against an owner shall be non-interest liens against title to be collected when the property is sold by the owner(s). **93%** in affirmative.

[ ] 9- I vote individual board members can consult an attorney at their own expense. Only in cases of 100% quorum of the MA board can an attorney be hired and only to perform extenuating legal requirements. Any other use of an attorney requires a 50% vote of General Members. **98%** in affirmative.

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There are 512 residential units in the Silver Springs Community. Not all of them are members of the SSMA. There are 4 houses on Walker Court a.k.a. The Springs, another 4 houses on the south end of Quail Meadows Drive, and there are 9 townhomes known as Quail Meadows II, for a total of 17 residential units that are not in the SSMA. That leaves 495 SSMA members. Two hundred and twelve submitted survey ballots.