



# Annual Meeting Notice

## Proxy Forms, Quorum, and Voting Rules

### The purpose of this informational letter:

- To notify you of the 2024 Nelson Hill Homeowners Association Annual Meeting
- To explain the purpose of the Proxy form
- To define a quorum
- To explain the voting rules

**Meeting Info:** The Nelson Hill Homeowners Association Annual Meeting of its members will be held on **Saturday, November 9<sup>th</sup>, 2024 at 4PM** located at the **Nelson Hill Playground Common Area**. Please visit [www.nelsonhillofhahira.com](http://www.nelsonhillofhahira.com) for any updated information.

**2025 Budget Approval:** This letter also serves as notice for the 2025 Budget Ratification Meeting which will be held at the same time as the annual meeting. This is to approve the 2025 Budget.

**What is a proxy?** A proxy is a signed document that allows you as the homeowner to give your right to vote at the Nelson Hill HOA Annual meeting to another homeowner or to the Nelson Hill HOA Board.

**What do I do with a Proxy Form?** If you cannot attend the annual meeting, you should fill out the proxy form and provide it to:

- HOA Board no later than Saturday, November 9th, 2024 3:30PM
- have your representative (proxyholder) present it at the annual meeting on November 9th.
- Drop it off at the Playground Mailbox.

The purpose of the Proxy is to (1) attain a quorum, (2) cast your vote for a candidate to fill a Nelson Hill HOA Board position, and/or (3) appoint either the HOA Board or another homeowner of Nelson Hill to attend the annual meeting and vote on your behalf if you cannot attend. The proxy is valid until such time as the annual meeting is held with a quorum and then adjourned.

**What is a quorum?** The minimum number of members needed for an organization to conduct business and for any voting to be valid. The Nelson Hill By-Laws states that the initial quorum must be 20% (88 Owners) of all the members entitled to cast a vote.

**Can I attend the meeting and vote if I rent a house in Nelson Hill?** While homeowners and renters each share in all the amenities that Nelson Hill has to offer, the CC&Rs clearly state that only homeowners can vote. Renters are encouraged to attend all community meetings so that they can keep up with the current news, but only the owner of the home may vote. Also, please keep in mind both homeowners and renters must abide by all the rules and regulations.

### Voting rules

- Each homeowner has one vote per lot.
- Voting Members must be in good standing (all fees paid) to be eligible to vote in the annual meeting and to be considered as a candidate for the Board. A proxy to a Nelson Hill homeowner whose name has been written on a proxy form and completed and signed by another homeowner will get one ballot for each homeowner for whom he or she has been named as a proxy.
- The HOA Board will get one ballot for each homeowner who designated the Board of Directors on their completed and signed proxy form. If a Board member is on the ballot for reelection, this person will not take part in the Board's proxy voting process. The remaining Board members will divide the ballots equally and they will each get to choose to vote for the person(s) who they feel will best serve the Nelson Hill Board member position.
- All votes will be by secret ballot.

**Board Members:** This annual election, all 7 positions will be open. Nominations will be taken on the floor during the annual meeting. All current Board Members seek reelection for the 2025 Board. Please see the attached proxy at the end of the document.

<i>Board Member</i>	<i>Position</i>
<i>Bob Finnegan</i>	President
<i>Alexander Lamma</i>	Vice-President / Secretary
<i>Elliot Lenz</i>	Treasurer
<i>Maureen Berrios</i>	Board of Director
<i>Tessa Hiers</i>	Board of Director

### What should I do if I have questions about the Proxy or the quorum requirements?

Contact the Nelson Hill HOA Board at [info@nelsonhillofhahira.com](mailto:info@nelsonhillofhahira.com).