

# Tuscan Ridge Master Homeowners Association Inc

932 Corvina Drive – Tuscan Ridge – Davenport, Florida – 33897 – USA

October 10th, 2009

## RE: NOTICE OF QUARTERLY BOARD MEETING

**Date:** Saturday, November 14, 2009  
**Time:** 4:00 pm  
**Location:** Countryside Club House, Tuscan Ridge  
**Purpose:** Set 2010 Annual Assessment and conduct other business of the Association

Dear Property Owner:

Due to the number of recent Board personnel changes (following resignations) the Quarterly Board Meeting that was originally planned to be held in September has been delayed until November. This will allow the new Directors and Officers time to prepare for the last quarterly meeting of the financial year.

For those that do not know of or have access to the Master HOA web site (<http://www.trmhoa.org>), you should be made aware that the HOA is currently experiencing some financial difficulties. This has resulted because of two main reasons. Firstly, the HOA has been running a deficit budget for the past 3 years and secondly, because over 25% of owners have not yet paid their 2009 Annual Assessment, the HOA is owed in excess of \$10,000 thus compounding the financial problems. Owners can rest assured that legal remedies will be taken to recoup these funds from defaulting owners.

As the Board of Directors will be discussing assessments for 2010 at this Quarterly Board Meeting, in accordance with Master HOA Declaration, Article IV, Section 5, not less than 30 days and not more than 60 days written notice (from the date of this letter) is hereby being provided to owners.

This meeting will not only be setting the 2010 Annual Assessment but will also look at possible solutions to ease the current financial strain on the HOA. Additionally, the Board of Directors will also be considering ideas and solutions that will help ease financial pressure on owners caused through having to pay their Master Association Annual Assessment. Because 2009 has seen an unprecedented number of owners not paying their Annual Assessment, ideas and solutions will be sought that will help reduce and minimise the number of future defaulting owners. Any owners wishing to submit ideas for consideration by the Board of Directors would be welcomed. Please send these to:

[trmhoa@aim.com](mailto:trmhoa@aim.com)

Sincerely,

**Alan McConnell**  
**President**  
**Tuscan Ridge Master Homeowners Association Inc**