

**Boca Isles South, POA**  
**Notice of Owner's Meeting**  
**Wednesday, June 18, 2014, 7:30 pm**  
**Boca Isles South Clubhouse**

To all Boca Isles South Homeowners,

May 22, 2014

A meeting of the Owners is being called to discuss and vote on several amendments to our documents. Amendments can be complex so we wanted to take this opportunity to briefly outline the reasons for these changes.

First, as you all are aware, the financial crisis and its effect on Associations has created many operational and legal challenges. Our attorney has recommended that we bring our documents current with recent changes to Florida law and that these changes be recorded with our Declaration and Covenants and By-Laws so that they become a permanent part of our records. This protects the association and all owners in case of foreclosure and related issues. Many of the changes to the Declarations are already part of our Rules and Regulation and are simply being added to the Declarations as part of our recorded documents.

In order to do this in compliance with our documents and Florida law, we have scheduled this meeting to receive your votes in support.

The Board is always working to make Boca Isles South a great place to live and we feel that these changes will help maintain our property values and increase our financial health.

The proposed amendments are attached for your review. A brief summary of the amendments follows:

- Amendment 1. Adjusts the number of votes necessary to approve future amendments to a majority of the owners.
- Amendment 2. Deletes Section 15 of Article V referencing an easement for government agencies or utility companies for a jogging path that was not part of the final design of BIS.
- Amendment 3. Outlines the details of our current leasing and guest policies. Homes must be owned for at least one year prior to the Board approving a lease. No more than 40 homes may be tenant occupied (at this time there are 23).
- Amendment 4. Improves the current language pertaining to collecting back assessments from delinquent and foreclosed homes, supporting our right to the State of Florida's Safe Harbor Act (the Association's right to collect past due assessments).

***NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND  
WORDS DELETED ARE LINED THROUGH WITH HYPHENS.***

***How the Proxy Works***

If you are unable to attend the Special Owners Meeting on Wednesday, June 18, 2014, it is imperative that you sign the attached Proxy and deliver it to the Management Office as soon as possible (scan and email is acceptable). A quorum of 272 votes must be collected for this Amendment to pass.

If you have questions please stop by the office or call 561-477-7334.

Thank you,  
Board of Directors  
Boca Isles South, POA