



Welleby Management Association Inc.
 3489 Hiatus Road, Sunrise FL 33351
 954-749-6228 * 954-748-2440 * info@welleby.net



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VOLUME LXXXIII



On Monday, February 1, 2016, at 3489 Hiatus Road, Sunrise, FL 33351, at 2:00 pm, the Annual Meeting of the Membership shall be held for the purpose of electing Directors, and such other business as may be lawfully conducted. This date and time is pursuant to the Association's governing documents and cannot be changed. As such, the meeting will be reconvened the same evening, Monday, February 1, 2016, at 7:00pm.

Thirty percent of the voting interests (owners) must be present, in person or by proxy, to constitute a quorum to hold the annual meeting. Should a quorum of the Membership be in attendance, the Association shall conduct any necessary business and nominations for Directors will be taken from the floor. If a quorum of the Membership is not obtained, the Annual Meeting cannot be held and the current Board of Directors will remain seated until the next Annual Meeting.

A proxy and a voting certificate are included with this newsletter and are also available on our website. If you are unable to attend, the proxy is for the purpose of appointing another person to attend the meeting for you in order to establish a quorum. The proxy must be signed by either all owners or by the person designated as the voting representative. This means if you are not the sole owner of the home/unit and plan to submit a proxy or attend the Annual Meeting, the voting certificate must be completed and signed by all owners, appointing one specific owner as the designated voter.

Further instructions are included on the proxy and voting certificate. Once completed, please submit the forms to Welleby Management by mail, in person, by fax or email. We understand that these documents may be confusing; please contact us with any questions.

Dated this 12th day of January, 2016 by order of the Board of Directors

Board of Directors



Paul Callsen— President
 James Neipris— Vice-President
 Melodee Lokos— Treasurer
 Kevin Sawyer— Secretary
 Bruno Condrone— Director
 Juan Gisbert— Director
 Andy Yousif— Director
 Emilio Maicas— Director
 Alethia Housen— Director
 Rey Garcia— Director
 Michael Dew— Director

Board meetings are held on the 4th Wednesday of each month @ 7pm at 3489 Hiatus Road. Owners are welcome and encouraged to attend.

2016 ASSESSMENT DUE JANUARY 1

The 2016 assessment remains at \$36.00 per quarter and is due the 1st day of January, April, July and October. If you would like to pay the entire year in advance, the total annual assessment is \$144.00 (\$36.00 X 4 quarterly payments).



Welleby will no longer be mailing coupon books; a statement will be mailed each quarter to all owners with a balance on their account. Payments may be made by check or money order and mailed with the detached bottom of the statement to the address on the statement (the bank lockbox). Payments may also be mailed to or brought to the Welleby office (there is a mail slot in the front door so payments may be dropped off at your convenience). Other payment options such as automatic debit are available, please contact us for more information.



WOOFSTOCK

February 6, 2016 11am—4pm

FREE admission

Sawgrass Sanctuary, 237 North New River Circle

Admission is FREE, and the first 500 canines through the gates will receive a "Doggie Bag" of treats. Bring your furry BFF or adopt one on site. Woofstock will feature entertainment, demonstrations, a lure course, rescue groups, food and retail vendors and canine contests: 12:00pm- Grooviest Threads (best dressed); 1:00pm- Gnarliest Trick; 2:00pm- Choice Voice. All dogs must have a current rabies tag for admittance, and retractable leashes are not permitted. Call 954-747-4600 for more information.



EARTH DAY

April 9, 2016 11am-4pm

Sawgrass Sanctuary, 237 North New River Circle



HAZARDOUS WASTE DROP OFF

The City of Sunrise and the City of Plantation host Household Hazardous Waste Drop-Off events open exclusively to residents of Sunrise and Plantation **free of charge and with proof of residency**. Collection events will be conducted from 9:00am-1:00pm on the following Saturdays in 2016: (call 954-577-1135 for more information)

**JAN 23, APR 16, JULY 23, OCT 22 @ Sunrise City Hall 10770 W Oakland Park Blvd.
FEB 20, MAY 21, AUG 20, NOV 19 @ Plantation Public Works 750 NW 91 Ave.**

Please visit the City of Sunrise website for additional information— SUNRISEFL.GOV

UPCOMING EVENTS



Don't allow your dogs to go on neighboring yards.

Don't leave your dogs outside unattended.

Always walk your dog on a leash (it's the law!).



Regular trash pick up days are Wednesday & Saturday. Bulk trash is picked up once per month; recycling is picked up once per week. The pick up days are as follows:

	Bulk	Recycle
Quad A	2nd Tuesday	West of 94 Ave: Saturday; East of 94 Ave: Wednesday
Quad B	2nd Wednesday	Wednesday
Quad C	1st Saturday	Saturday
Quad D	1st Friday	Wednesday



A simple, no cost way to keep your neighborhood looking clean is to conceal trash, containers and recycle bins in the garage, behind a fence or with landscape material until the night before pick up.

Quad A- East of Nob Hill/North of Oakland
Quad C- West of Nob Hill/North of Oakland

Quad B- East of Nob Hill/South of Oakland
Quad D- West of Nob Hill/South of Oakland



LIMITED PROXY

The undersigned owner(s) or their voting member of lot number/address:

(Welleby address)

as a member of Welleby Management Association Inc., hereby appoints:

(name of proxy holder, if no name is inserted above, the undersigned appoints the Secretary of the Association)

as my true and lawful proxy with full powers of substitution for and in the names, place and stead of the undersigned, to appear for quorum purposes only, on behalf of the undersigned at the Annual Meeting of the Membership for Welleby Management Association Inc., to be held on Monday, February 1, 2016 at 3489 Hiatus Road, Sunrise, FL 33351 at 2:00 pm. The meeting will be reconvened at 7:00 pm the same evening, Monday, February 1, 2016, at the same location.

The undersigned hereby ratifies and confirms the present of the proxy holder for assistance in establishing a quorum, whether at said meeting or at any change, adjournment or continuation thereof, and hereby revokes all prior proxies heretofore executed *(ALL OWNERS OF THE UNIT MUST SIGN UNLESS A SPECIFIC VOTING MEMBER IS DESIGNATED ON THE VOTING CERTIFICATE, THEN THE DESIGNATED VOTER MAY SIGN)*.

Signature of owner or voting representative

Signature of owner or voting representative

Signature of owner or voting representative

Dated this _____ day of _____, 20_____.

(this section to be used only if the proxy holder as listed above wishes to designate another person as proxy holder)

Substitution of Proxy

The undersigned proxy holder (as named above), does hereby designate as the undersigned proxy's nominee _____ to act as proxy as set forth above.

Dated this _____ day of _____, 20_____.

Signature of proxy holder _____

VOTING CERTIFICATE

***THIS FORM MUST BE COMPLETED IN ORDER TO VOTE ONLY IF THERE ARE MULTIPLE OWNERS
(INCLUDING HUSBAND AND WIFE)***

This is to certify that the undersigned, constituting all of the owners of record of the following address in Welleby Management Association Inc. (address) _____, hereby designate (specify voting representative) _____ as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Protective Covenants and the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this certificate:

Lot owned by John Doe and his brother, Jim Doe. Voting Certificate must be signed by both brothers designating either John or Jim as the voting representative, not a third person.

Lot owned by A1A Corporation, Inc. Voting Certificate must be signed by the President or Vice-President of the Corporation and attested to by The Secretary, and must list the designated person entitled to vote on behalf of the Corporation.

Lot owned by Jim and Jane Jones, husband and wife. Voting Certificate must be signed by both Jim and Jane, designating either husband or wife as the voting representative.

Lot owned by John Jones only. No Voting Certificate required.

This certificate is made pursuant to the Declaration of Protective Covenants, By-Laws and Articles of Incorporation and shall revoke all prior certificates and shall be valid until revoked by subsequent certificate.

Dated this _____ day of _____, 20_____.

Signature of owner

Signature of owner

Signature of owner

Note: this form is not a proxy and should not be used as such. All owners of the unit must sign designating one of the joint owners as the voting representative, not a third person.