



**NOTICE OF ANNUAL MEMBERSHIP MEETING**

On Monday, February 4, 2013, 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 4, 2013, at 7:00pm.

Thirty percent (30%) 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 the business scheduled 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.

Included in this newsletter are both a proxy and a voting certificate (pages 9-10). The proxy is for the purposes of appointing another person to attend the meeting for you in order to establish a quorum. If you are unable to attend the annual meeting, please submit your proxy so a quorum may be established. Either the designated voter or all owners of the unit must sign the proxy.

If you are not the sole owner of the home or unit and you 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 instruction is included on the proxy and voting certificate.

*BY ORDER OF THE BOARD OF DIRECTORS*

Dated this 18th day of January, 2013

**WELLEBY MANAGEMENT ASSOCIATION**

**3489 Hiatus Road, Sunrise, FL 33351**  
(NW corner of Hiatus Rd & Oakland Park Blvd)

**[www.welleby.net](http://www.welleby.net)**

**PHONE: 954-749-6228**  
**FAX: 954-748-2440**  
**EMAIL: [info@welleby.net](mailto:info@welleby.net)**

**BULK TRASH  
PICK UP  
SCHEDULE HAS  
CHANGED**

**DETAILS ON PG 5**

Over the years Welleby Board members and staff have heard from some at city hall that Welleby doesn't get much attention because we just don't "turn out the vote." That, of course, is a rather crass Machiavellian statement but it might well be some peoples' perception. But is that view correct? Do voters in Welleby turn out to elections in smaller numbers than elsewhere in the city?

Six voting precincts are located in Welleby. Four are entirely within Welleby but the two precincts on the east side reach outside the Welleby boundary (although it certainly appears that our association would be the major portion of those two, since I have no way of knowing how many of those precincts' voters live outside Welleby, I will include them as if they were within the association.)

So here is an analysis regarding voter turnout in Welleby for the November 6, 2012 election based on information obtained from the Supervisor of Elections.

- For the City election Welleby precinct M24 had the highest percentage turnout of registered voters in the entire City at 54.79%!
- Four of six Welleby precincts exceeded the City wide average turnout of registered voters (for the City election) which is 48.41%. Overall average turnout in the City election for registered voters in Welleby was 47.84%.
- Across the City, many who voted in the Presidential election choose not to vote in the City election. Outside of Welleby 26.27% of voters ignored the City election. Within Welleby, 24.46% chose to abstain from the City election.
- Welleby voters cast 14.78% of all votes in the City election.

So what does all this mean?

- In a City election, Welleby registered voters turnout at about the same rate as those across the City. In the case of those precincts in Welleby consisting of single family homes the rate is notably higher than most of the rest of the City!
- At a general election Welleby voters are more likely to vote in the City election than those who live in other parts of the City.
- Welleby produces enough votes to be a major factor in City elections.

So, as they say on a television program, "Myth Busted!!" Welleby voters do, in fact, turn out at about the same rate as other City registered voters and, there is evidence that Welleby voters care more about local elections than other Sunrise residents.

Congratulations on your participation in the election! I hope to work with the Board to determine how the Board can help foster citizen participation in the democratic process in the future. WE CAN MAKE A DIFFERENCE!

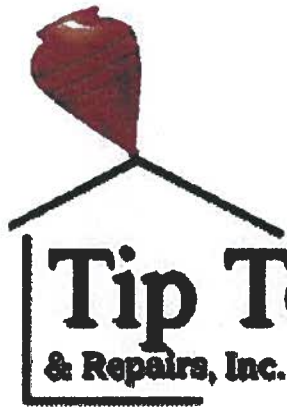
Paul Callsen

President, Welleby Management Association Inc. Board of Directors

- **Alan Cohen, the new City Manager, will be in attendance at the Board of Directors meeting on January 23 @ 7pm at 3489 Hiatus Road. All owners are welcome to attend.**
- **There are still 2 open positions on the Board for owners who live in quadrant D. (Quad D consists of homes west of Nob Hill Road and south of Oakland Park Blvd.)**
- **Board of Directors meetings are held on the 4th Wednesday of each month at 7pm.**

**BOARD OF DIRECTORS**

- Paul Callsen- President
- James Neipris- Vice-President
- Helene Milman- Secretary
- Melodee Lokos- Treasurer
- Bruno Condron- Director
- Juan Gisbert- Director
- Art Wilk- Director
- Kevin Sawyer- Director
- Andy Yousif- Director
- Emilio Maicas- Director



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# Are you tired of looking at this?...



**WE ARE TOO!**

But we need your help– we often hear comments from residents such as “the Association isn’t doing anything”, “this house has been like that for years” and “those people need to be fined”. The Association sends hundreds of violation notices every month for all types of violations- dirty sidewalks, commercial vehicles, damaged fences, lawn and landscape issues, etc. The majority of owners in Welleby take pride in and take care of their homes and their lots; the Association is most grateful to those owners. However, there are those who ignore notices and fail to remedy the violations.

Notice has been posted in this newsletter numerous times asking for volunteers to serve on a committee to deal with these violations. Fines may not be imposed without this committee. Florida statute 720, which governs homeowners associations, states:

*720.305(2b) “A fine or suspension may not be imposed without at least 14 days’ notice to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. If the association imposes a fine or suspension, the association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner”.*

**If you are interested in improving the appearance of your neighborhood and can volunteer a few hours one night per month, please contact the property manager at [propmgr@welleby.net](mailto:propmgr@welleby.net) or 954-749-6228.**

# BULK TRASH SCHEDULE CHANGES EFFECTIVE JANUARY 1

Bulk trash is still picked up by All Service refuse (954-583-1830); however pick up has been changed to only **one day per month**. Items should be placed curbside no earlier than the night before your scheduled pick up day.

East of Nob Hill/South of Oakland- 2<sup>nd</sup> Wed. of each month

East of Nob Hill/North of Oakland- 2<sup>nd</sup> Tues. of each month

West of Nob Hill/South of Oakland- 1<sup>st</sup> Fri. of each month

West of Nob Hill/North of Oakland- 1<sup>st</sup> Sat. of each month



***PLEASE... store bulk items, trash and trash/recycle containers out of street & neighbor view on non-trash days.***

## Respect your neighbors...

**DO NOT allow your dogs on neighboring yards**



**DO NOT leave your dogs outside unattended**

**ALWAYS pick up your dogs waste**

**ALWAYS walk your dog on a leash (it's the law!)**

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**Patrick 954-600-4236**

**[ugrowitillmowit@gmail.com](mailto:ugrowitillmowit@gmail.com)**

# BAD DOG?



Did you know that if you have a sign that states “beware of dog”, you are not only in violation of Welleby regulations, you may not be protected by Florida law?

Florida State Statute 767.04 references owner liability regarding “damage by dogs” and states in part “... *the owner is not liable, except as to a person under the age of 6, or unless the damages are proximately caused by a negligent act or omission of the owner, if at the time of any such injury the owner had displayed in a prominent place on his or her premises a sign easily readable including the words “Bad Dog”...*”. The entire statute can be reviewed at <http://www.flsenate.gov/Laws/Statutes/2010/Chapter767>.

As such, the Board has made an exception to the “no signs” rule, signs will be permitted as follows:

- Sign must be rectangular and no larger than 14” wide by 10” high.
- Sign must specifically state the words “bad dog”; no picture/images allowed on sign.
- Sign must be installed on the fence at least 4’ from ground proximate to the gate.
- Sign must be maintained in good condition.
- Owner must sign association document

Because most retailers only carry signs that state “beware of dog”, the Association had signs manufactured for purchase; signs may be obtained from the Welleby office for \$11.00 each. Owners are also free to find and order a custom sign provided it meets the criteria above and the owner signs the form required by the Association.



**Please have  
Christmas  
&  
Hanukkah  
decorations  
down by  
January 31**

## **NEWSLETTER AD RATES**

**Business card size.....\$45**  
**1/4 page.....\$100**  
**1/2 Page..... \$200**  
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**ARCHITECTURAL MODIFICATION REQUEST**

(this form to be used when requesting changes to the exterior of the home/unit)

OWNER NAME(S): \_\_\_\_\_ ACCT #: \_\_\_\_\_

PROPERTY ADDRESS : \_\_\_\_\_ SUB-ASSOCIATION: \_\_\_\_\_

MAILING ADDRESS (IF DIFFERENT): \_\_\_\_\_

TELEPHONE(S): \_\_\_\_\_ EMAIL: \_\_\_\_\_

**PLEASE USE A SEPARATE APPLICATION FOR EACH MODIFICATION IF MULTIPLE CHANGES ARE BEING MADE**

As the owner referenced above, approval is hereby requested to make the following modification, alteration or addition as described below (please include details such as color, material, dimensions, location and other relevant data):

[Empty box for providing details of the requested modification]

I have attached the following documentation:

- ( ) Lot survey (REQUIRED FOR ALL EXTERIOR CHANGES)
- ( ) Color picture of front of house (REQUIRED FOR PAINTING/ROOFING/LANDSCAPING/DRIVEWAYS)
- ( ) Sample (REQUIRED FOR ROOFING/SHUTTERS/PAINTING– manufacturer sample with name/number of color)
- ( ) Sub-association approval (REQUIRED IF YOU LIVE IN A SUB-ASSOCIATION)

THIS APPLICATION WILL BE DEEMED INCOMPLETE AND WILL NOT BE REVIEWED IF ALL REQUIRED DOCUMENTATION IS NOT INCLUDED (Note: sub-association forms are available at [www.welleby.net](http://www.welleby.net) or directly from your sub-association).

I understand that if this application is in response to a violation, I have 30 days from the date of approval to complete the work; or if this is not a violation response, this approval will be valid for 180 days. I agree that I will comply with all city and county regulations and that I am responsible to obtain any applicable permits.

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_

***-DO NOT WRITE BELOW THIS LINE, FOR ASSOCIATION USE ONLY-***

Reviewed by: \_\_\_\_\_, FOR THE BOARD Date: \_\_\_\_\_

Approved ( )

Disapproved ( )

Incomplete ( )

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**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 4, 2013 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 4, 2013, 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 \_\_\_\_\_, 2013.

\*\*\*\*\*

*(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 \_\_\_\_\_, 2013.

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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
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.*

# Sub Association contacts

## HOMEOWNERS ASSOCIATIONS AND CONDOMINIUMS

Grenadier Lakes: Self Managed 954-741-8495

Hills of Welleby: Consolidated 954-718-9903

Isles of Welleby: Self Managed 954-592-9033

Lago Welleby (Sugar Bay): A&W Prop Mgmt 954-916-2458

Landings, The: J&L Prop Mgmt 954-753-7966

Nob Hill @ Welleby Condo: J&L Property Mgmt 954-753-7966

Nob Hill @ Welleby Master: Assn Svcs of FL 954-922-3514

Origins: Phoenix Mgmt 954-640-7070

Palm Isles HOA: Miami Mgmt 954-846-7545

Rhapsody HOA: West Broward Mgmt 954-581-8686

Southpointe: State Realty 954-983-5815

Sunrise Island Recreation: Self Managed 786-247-6022

Sunrise Island #1: Self Managed 786-247-6022

Sunrise Island #2: Self Managed 954-353-1141

Sunrise Island #3: Self Managed 954-747-0909

Villa Welleby: Pennmanner Mgmt 954-302-3899

Villas de Venezia: ACGG Inc 954-748-6059

Welleby Isles: Self Managed 954-803-9498

Welleby Lakes: Self Managed 954-444-6338

Welleby Shores: Miami Mgmt 954-846-7545

Welleby Springs: United Mgmt 954-752-8119

Westbridge HOA: Self Managed 954-594-3769

Winding Lake #1: Consolidated 954-718-9903

Winding Lake #2: J&L Prop Mgmt 954-753-7966

## RENTAL COMMUNITIES

Lake Royale: 954-742-4329 (fax)

Townhome Village @ Welleby Park: 954-749-9799

Water Terrace: 954-748-1222

Waters Edge: 954-749-0405

Welleby Lake Club: 954-572-5555

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