

**WELLEBY MANAGEMENT ASSOCIATION, INC.**

**4570 N Hiatus Rd., Sunrise, FL 33351  
954-749-6228 / INFO@WELLEBY.NET  
WWW.WELLEBY.NET**

December 16, 2025

**Notice of Welleby Management Association Annual Membership Meeting**

On Monday, February 2, 2026, at 4570 N 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.

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 attached to this notice. 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.

**Florida statute requires 1354 owners (30%) to attend the Annual Meeting or submit their proxy to constitute a quorum.**

**Residents are encouraged to attend regular Board of Directors meetings. Please visit our website @ [www.welleby.net](http://www.welleby.net) for meeting dates and times.**

Please contact us with any questions: 954-749-6228 or [info@welleby.net](mailto:info@welleby.net)

**Happy Holidays**

Welleby Management Association Inc.

**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 2, 2026 at 4570 N Hiatus Road, Sunrise, FL 33351 at 2:00 pm.

The undersigned hereby ratifies and confirms the presence 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 \_\_\_\_\_, 202\_\_.

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*(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 a proxy as set forth above.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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 \_\_\_\_\_, 202\_\_.

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