

**THE TOWERS CONDOMINIUM  
ASSOCIATION, INC.  
C/O Alliant Association Management,  
6719 Winkler Road, Suite # 200, Ft. Myers, FL 33919**

**NOTICE OF SPECIAL MEETING BY THE BOARD OF DIRECTORS**

Notice is hereby given of the Towers Condominium Association, Inc. will be at the following date, time, and place:

Date: Friday, December 17, 2010  
Time: 1:00 pm  
Place: The Towers Clubhouse

AGENDA

- 1) Call To Order / Establish a Quorum
- 2) Approval Previous BOD's Meetings Minutes
- 3) Membership Approval / See additional Posting
  - A) Amendment / Lease Terms, not 90 days-1 year only
  - B) To consider whether to forgo retrofitting of the common elements with a fire sprinkler or other life safety system pursuant to Florida Statutes, Section 718.112(2)(l)(1).
- 4) Violation letters to 415 for electrical on inspections for 212, 320, 415, 510 and 511, Report enclosed
  - A) Violation letter to 415 about 212 noise complaints
- 5) Violation letters to 113 for non-payment fees / Approval for eviction
- 6) Violation letter to 205, complied
- 7) Approval for:
  - A) Guests in 214
  - B) Sale of 119, 207 and 218. 321 pending
  - C) Rentals of 115 and 302. 217 and 311 pending
  - D) New Door, #312 and #407
  - E) New water heater, #314
  - F) New carpet installed, #315
  - G) New tile floor & minor remodel, #116 and #119
  - H) # 512-Electrical, Upgrade of Guest & Master plumbing, new tile walls in Bathrooms
  - I) Xmas Bonus for Mark & Veronica 2010 / Paid days for Mark 2011 / T-Shirts
  - J) Tree trimming by Island Tree
  - K) Crowthers Roof Repair
  - L) Contract-Bugs or Us for 2011
  - M) IRS settlement for 2005, pending
  - N) Rules & Regulations Recorded
  - O) #512 Assisting with Garbage
- 8) Complaint Letters and call from #114
- 9) Old Business
  - A) Proof of Mailing for Final Assessment
  - B) #413 Requests permission for extension to Repair Flat tire / Register vehicle
  - C) Owners Balance
- 10) Adjourn

This agenda was prepared by Alliant Property Management, LLC, located at 6719 Winkler Road, Suite 200, Ft. Myers, Florida 33919 in accordance with Florida Statutes.

**NOTICE OF SPECIAL MEETING  
OF  
THE TOWERS CONDOMINIUM ASSOCIATION, INC.**

A Special Meeting of the membership of The Towers Condominium Association, Inc. will be held at Towers Clubhouse Ft Myers, Florida on the 17 day of December, 2010, at 1:PM a.m./p.m., for the following purposes:

1. To consider whether to forego retrofitting of the common elements of the Palm Beach Landings Condominium with a fire sprinkler system or other engineered lifesafety system pursuant to Florida Statutes, Section 718.112(2)(1)(1).
2. Whatever other business as may lawfully come before the Association.

**Your attendance at this meeting is very important.** Pursuant to Florida Statutes, Section 718.112(2)(1)(1), the Association is required to retrofit its common areas with fire sprinklers or other lifesafety systems unless a majority of the total membership votes to forego retrofitting. This vote must be made in person or by written agreement. You cannot vote by proxy. However, if you intend to vote by written agreement, it is critical that you also return your proxy for attendance purposes. If a quorum of the members are not present, in person or by proxy, at the meeting, the Association will not be able to transact business and vote on the agenda items above.

The business of the Association necessitates participation of its members, we respectfully request your presence in person or by proxy at the meeting. If you intend to vote in person or by written agreement, please be advised of the following requirements of the Association:

1. There shall be one person with respect to each unit ownership who shall be entitled to vote at any meeting of the Association and that person shall be known as a "voting member". If a unit is owned by more than one person, the owners of the unit shall designate one of them as the voting member. In the case of a corporate unit owner, an officer or employee of the corporation shall be the voting member. As to a unit owned by a husband and wife, see paragraph 2B of this Notice.
2. Designation of a voting member is subject to the following provisions:
  - a. If a unit is owned by one person, he or she shall be entitled to vote without otherwise designating a voting member.
  - b. If a unit is owned by husband and wife, they do not have to designate a voting member. Whichever is present at the meeting may vote the unit's vote. If a decision cannot be reached as to how to vote, however, that unit cannot vote on the disputed question.
  - c. If a unit is owned by more than one person, the owners of the unit shall designate one of them as the voting member.
  - d. A corporation must designate a voting member who shall be an officer or employee, by certificate signed by the president or vice president attested to by the secretary or assistant secretary.

NOTE: If this certificate is not on file with the secretary of the Association for a unit owned by more than one person or by a corporation, except for units owned by husband and wife, the vote of the unit concerned shall not be considered in determining the requirement for a quorum, and the unit shall not be allowed to vote.

  
Secretary

Attachment