

**THE BOULEVARD
CONDOMINIUM ASSOCIATION, INC.**

401 Congress Avenue, Suite 1540
Austin, Texas 78701
(512) 441-1041 Voice **** (512) 287-4342 Fax
Email: rp@plateaupropertymgmt.com
Association Website: blvdhoa.net

November 16, 2018

**OFFICIAL NOTICE OF ANNUAL MEETING OF MEMBERS AND COMMUNITY
GATHERING!!!**

Dear Boulevard Owners:

Notice is hereby given to members of the Boulevard Condominium Association, Inc., that pursuant to the provisions of the By-laws, the Annual Meeting of members will be held in the Clubhouse, 1201 Grove Boulevard on Saturday, December 1, 2018 from 10:30 a.m. to 12:30 p.m.

This meeting is called for the purpose of electing two (2) members to the Board of Directors and acting upon any matters as may properly come before the meeting or any adjournments thereof. The terms for the board positions this year are (2) two years. If you are interested in serving on the board please contact our office or a current board member by November 29th.

In addition to the annual meeting (1 hour) we will have a Community Gathering to give residents an opportunity to meet their neighbors. Food and drinks will be provided!!!!!! All residents are invited to attend.

Should you have any questions please contact me at 441-1041, Ext. 2101.

We look forward to seeing all of you on December 1st!

Sincerely,

*Rosalyn Peterson, CMCA, AMS
Association Manager*

THE BOULEVARD CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING OF MEMBERS AND COMMUNITY GATHERING

SATURDAY, DECEMBER 1, 2018

10:30 AM to 11:30 AM @ THE CLUBHOUSE
11:30 – 12:30 MEET & GREET

AGENDA

1. Call to Order
2. Determination of Quorum
3. Introduction Of Board Members
4. 2018 Financial Report – Distributed
5. 2019 Budget – Distributed
6. General Property Updates
 - a. Landscape Improvements/Erosion Remediation
 - b. Pavement Repairs
 - c. Pool Resurfacing
7. Election of Officers
8. Q&A
9. Adjournment

PROXY FOR ANNUAL MEETING
**(For use if you are unable to attend the meeting and
would like to appoint someone to vote on your behalf)**

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner(s) do hereby appoint as my /our agent the person listed below to act on my /our behalf at *The Boulevard Condominium Association, Inc.* annual meeting on December 1, 2018. My/our proxy shall have the authority to vote upon any and all matters that may be presented at said meeting. This proxy shall expire January 30, 2019

I/we request my/our proxy holder to vote as indicated below for the election of members to the board of directors. However, I understand that my proxy holder has the discretion to determine how to vote this proxy and is not bound by my requests. My/our proxy shall otherwise have the full right to vote in accordance with his or her discretion on any and all matters that may properly come before the meeting.

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| <i>CANDIDATES FOR THE BOULEVARD CONDOMINIUM ASSOCIATION 2018 BOARD OF DIRECTORS PLEASE NOMINATE TWO (2) CANDIDATES – TERMS (2) TWO YEARS</i> |
|---|

Sharon Chapman _____

Theresa Hovis _____

Your Choice _____

Your Choice _____

PRINTED NAME AND SIGNATURE* OF OWNER(S) GIVING PROXY

Printed Name

Signature

Printed Name

Signature

ADDRESS OF OWNER(S) GIVING PROXY

PERSON TO WHOM OWNER(S) ASSIGN THEIR PROXY

***PROXIES MUST BE SIGNED BY THE OWNER(S) GRANTING THE PROXY IN ORDER TO BE VALID**

Proxy holders must bring their proxy to the meeting and present it to the property manager in order to be given a ballot to use for voting. In the alternative, people wishing to assign their proxies to another person may fax this proxy assignment to the property manager; however the fax must be received at least 24 hours before the meeting in order for the proxy to be valid. Presence at a meeting automatically voids any proxy given by the member who is present.

Proxies may be faxed to the property manager at:

Plateau Property Management

Attn: Rosalyn Peterson

Fax: (512) 287-4342

Phone: (512) 441-1041

Email: requests@plateaupropertymgmt.com

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November 16, 2018

Re: Assessment Increase - 2019

Dear Boulevard Owners,

Effective **January 1, 2019** the owners' assessments will increase \$15.50 per month. The monthly assessment will be \$170.50. This increase has been approved by your Condo Association Board of Directors. From 2005 when the community was constructed through 2018, the assessments have increased a total of \$35.00.

After reviewing the association finances, considering future community improvements and the 2019 budget, the board has determined that an increase is needed in order to continue to fund the Reserve Account, make necessary improvements and cover other expenses. The Reserve Account is necessary to fund future repairs to the buildings and other infrastructure.

If you have not signed up for the email list (www.blvdhoa.net), please do so. In an effort to save postage and expedite communication, the association uses the website to disseminate important information.

Should you have any questions or concerns, please contact Plateau Property Management at (512) 441-1041 or e-mail requests@plateaupropertymgmt.com.

THANK YOU,

FROM THE BOARD OF DIRECTORS