

December 2017



Dear Fellow Blue Tree Owner:

The year 2017 was a key year for the Resort, as we have begun sales efforts on our own behalf since acquiring the Westgate assets in our Association. In doing so, we have not neglected our continuous maintenance and improvement activities to help ensure that your investment is maintained and your vacation experience is enjoyable on each and every visit. Once again, our successful Delinquent Owner Rental Program has provided significant revenue to your Association to keep our maintenance fees among the lowest in the area, despite economic challenges and ever-increasing expenses.

We are pleased to report the following projects were completed during 2017:

- Unit Refurbishments of soft goods, paint, ceilings, tile backsplash and entry in 20 units in Building 2
- Addition of 36 dressers, 108 headboards and 108 nightstands in Buildings 2 and 4
- Washer and dryer replacements
- TV replacements (12 medium and 14 large)
- Addition of ADA lift at Spa Pool #1
- Addition of a water cooler at Pool #4
- Installation of an industrial water heater for our property laundry
- Replacement of pool restroom tiles at Pool #1 and #3
- Pool heater replacement at Pool #4
- Electrical outlets installed around the Mini Golf area
- Replaced all electrical for our water fountains
- Carpet replacement in several units
- Replacement of 4 HVAC units
- Water valve replacements
- Mini Golf concrete repair
- Addition of perimeter PVC fence to Shopping Center side of property
- Awning replacement at Pool #1
- Pillar / archway replacement in Buildings 10, 13 and 18
- Bathtub resurfacing
- Walkway installed in front of Building 1
- Walkway installed between Buildings 5 and 6 with a pedestrian gate that leads to the main road

Our plans for 2018 include the following items:

- Unit Refurbishments of soft goods, paint, ceilings, tile backsplash, entry and living room in 33 units in Building 10
- Washer and dryer replacements
- TV replacements (20 medium and 14 large)
- Addition of ADA lift at Spa #3
- Pool #2 furniture replacements (5 tables, 5 umbrellas, 20 dining chairs and 45 lounge chairs)
- Replacement of 6 HVAC units
- Replacement of 40 pillars and archways in Buildings 10, 13, and 18
- Replacement of mattresses/box springs in Building 10 – 33 units
- Dressers/nightstands/headboards: Building 10 – 33 units
- Replacement of 107 sets of mattresses/box springs
- Resurface 100 unit tubs

At Blue Tree, we remain committed to maintaining and upgrading our Resort. For 2018, the increase in maintenance fees was limited to \$55.00. This increase was discussed during our 2018 Budget Meeting and budget documents that were mailed to owners. The increase was required due to increasing expenses for each owner, including reserve funding requirements, property tax increases, and declining maintenance fee collections. We pledge to continue our fiscally conservative management of Association funds to make ownership at Blue Tree Resort a pleasure.

We are pleased to provide the enclosed materials in preparation for our Annual Meeting. Unfortunately, the Association did not achieve a quorum at the January 2017 Annual Meeting. It is critical that we are able to hold an official Annual Meeting each year. The only way that we can accomplish this is to receive proxies from at least 15% of the owners. Three Board seats are available for election by the owners, and once again, we are asking for your proxy. It is extremely important that you sign and return the enclosed proxy. You may use the enclosed self-addressed envelope, or email to: proxy@bluetreeowners.org or fax to 843-238-5001. We know that the timing of our Annual Meeting is such that many owners forget to respond until it is too late. This is why we urge you, if you support the current Management and Board of Directors of the Resort, to return your proxy now, before it gets lost in seasonal activities.

We ask for and appreciate your continued support. Please consult the Association website for updates at www.bluetreeowners.org; and as always, your owner representatives of the Board are available via e-mail and telephone for personal responses to your concerns.

Sincerely,

John Sgarlata

President
jsgarlata@bluetreeowners.org
(407) 716-0124

James Bonds

Vice President, Secretary/Treasurer
jbonds@bluetreeowners.org
(407) 340-3709

Claude Trim

Director
ctrim@bluetreeowners.org

**BLUE TREE RESORT AT LAKE BUENA VISTA
CONDOMINIUM ASSOCIATION, INC.**

NOTICE OF AND AGENDA OF ANNUAL MEETING

TO ALL MEMBERS:

On **SATURDAY, JANUARY 13, 2018, at 10:00 A.M.**, at the **BLUE TREE RESORT AT LAKE BUENA VISTA CHECK-IN FACILITY, SECOND FLOOR, 12007 CYPRESS RUN ROAD, ORLANDO, FL**, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted.

Fifteen percent (15%) of all Association members (a “quorum”) must be present, in person or by Proxy, at the meeting in order for the business to be conducted, including election of Directors. It is therefore **VERY IMPORTANT** that you either attend or provide a Proxy.

Please note the following information about PROXIES:

A Proxy is for the purpose of appointing another person to vote for you in the event that you might not be able to attend the meeting. If you appoint a Proxy and later decide you will be able to attend the meeting in person, you may withdraw your Proxy when you register at the meeting.

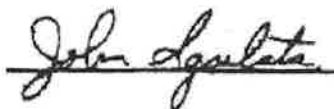
AGENDA

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|---|--------------------------------|
| 1. Certifying Quorum – Call to Order | 7. Appointment of Inspectors |
| 2. Proof of Notice of Meeting | 8. Election of Directors |
| 3. Reading and Disposal of Unapproved Minutes | 9. New Business |
| 4. Reports of Officers | 10. Questions from the Members |
| 5. Reports of Committees | 11. Adjournment |
| 6. Unfinished Business | |

Again, please be sure to either attend the Annual Meeting or submit a Proxy. Thank you for your assistance in conducting the business of your Association.

Dated: December 2017

BY ORDER OF THE BOARD OF DIRECTORS



JOHN SGARLATA
BOARD PRESIDENT

GENERAL PROXY FOR USE AT ANNUAL MEETING ISSUED BY
BLUE TREE RESORT AT LAKE BUENA VISTA
CONDOMINIUM ASSOCIATION, INC.

The undersigned hereby appoints: (Check one)

*Failure to check **either** a) or b), **or**, if b) is checked, failure to **write in** the name of the Proxy, shall be deemed an appointment of the President of the Association as your Proxy.

- a) **JAMES BONDS**, Vice President, Secretary/Treasurer of the Association, on behalf of the Board of Directors,
OR
 b) _____ (if you check **b**, **write in** the name of your Proxy)

as my/our Proxy-holder,* with full powers of substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes upon any matters on behalf of the undersigned at the Annual Meeting of **BLUE TREE RESORT AT LAKE BUENA VISTA CONDOMINIUM ASSOCIATION, INC.**, to be held at **10:00 AM.**, on **SATURDAY, JANUARY 13, 2018**, at the **BLUE TREE RESORT AT LAKE BUENA VISTA CHECK-IN FACILITY, SECOND FLOOR, 12007 CYPRESS RUN ROAD, ORLANDO, FL** and any adjournment thereof.

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

APPLICATION OF EXCESS MEMBERSHIP INCOME FOR TAX PURPOSES

As provided by an IRS Revenue Ruling, if this year's excess membership income over membership expenses is not applied to the subsequent tax year by vote of membership, such excess could be considered taxable income to the Association by the IRS. The Board recommends a "yes" vote.

I am in favor of approving IRS Revenue Ruling 70-604 for the current and subsequent tax year.

YES

NO

Dated: _____ Unit Week(s) _____

All owners of the unit week(s) should sign below:

(Signature)	(Print Name)
(Print Address)	
(Signature)	(Print Name)
(Signature)	(Print Name)

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____ PROXY _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE ANNUAL MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Please mail the completed and signed proxy in the enclosed envelope to reach us no later than
January 12, 2018, or fax to 843-238-5001,
or email (with signature) to proxy@bluetreeowners.org