



December 2020

Dear Fellow Blue Tree Owners,

What a challenging year this has been for Blue Tree, our owners and our employees. The Orlando market, like all areas of the US, remains adversely impacted by the COVID pandemic. Travel to the resort by owners has declined substantially, and our ability to rent Blue Tree's inventory to produce needed operating cash has suffered significantly. The pandemic has made operating in 2020 and planning for 2021 particularly challenging. Our team continues to do its best to maintain the property, while working to keep expenses as low as possible. Rest assured that we are continuing to maintain compliance with the CDC's recommended guidelines to provide a safe environment for those who will choose to travel to visit Blue Tree during these times.

For your information, the Board met October 24 and approved the proposed budget for 2021 based on these maintenance fees for each unit type:

Two-bedroom Deluxe	\$742.00
Two-bedroom Executive	\$736.46
One-bedroom	\$700.00

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 2020 Annual Meeting. It is critical so we can 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 to send your proxy to the firm of WithumSmith+Brown, PC, or fax to 407-849-1119, or email to: proxy@bluetreeowners.org. 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, before it gets lost in seasonal activities.

Please take note of the important information included with this letter addressing the Association's right of first refusal for a sale or other transfer.

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

**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 16, 2021**, at the **BLUE TREE RESORT AT LAKE BUENA VISTA CHECK-IN FACILITY, SECOND FLOOR, 12007 CYPRESS RUN ROAD, ORLANDO, FLORIDA** 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 the firm of WithumSmith+Brown, PC
at 200 South Orange Avenue, Suite 1200, Orlando, FL 32801 or fax to 407-849-1119,
or email (with signature) to proxy@bluetreeowners.org