

Notice of Special Meeting

To: All Shadowbrook At Town Center Homeowners

From: Board Of Directors

Date : December 7, 2007

Subject: Notice of Special Budget Meeting

The Board of Directors would like to invite the homeowners of the Shadowbrook at Town Center Community Association Inc., to a special meeting called by the President of the Board of Directors after the receipt of a signed petition from the members of the Shadowbrook at Town Center Community Association.

Date: December 19, 2007

**Time: Sign in begins at 6:30 P.M.
Meeting called to order promptly at 7:00 P.M. -9:00 P.M.**

**Place: Gwinnett County Public Library
Suwanee Branch - Meeting Room
361 Main Street NW
Suwanee, GA 30024**

PLEASE NOTE: TO PARTICIPATE IN THIS MEETING, YOU MUST BE CURRENT IN THE PAYMENT OF YOUR ASSOCIATION FEES.

IT IS IMPERATIVE THAT A QUORUM BE OBTAINED! YOUR PRESENCE, EITHER IN PERSON OR BY PROXY IS REQUESTED!! A Proxy is included with this letter. If you are not able to attend the above meeting, please send your proxy to this office or give your proxy to a neighbor in order that a quorum might be obtained.

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.

AGENDA

December 19, 2007

Sign In	6:30pm
Call to Order Confirm Quorum	7:00pm
Welcome and Introductions	7:05pm
<ul style="list-style-type: none">• Board of Directors• GW & Associates Inc• Lueder Law Firm• Ray Engineering	
Presentation and Discussion of 2008 Budget	7:10p.m.
*Note that individuals will have a maximum of 2 minutes to present their views on the 2008 Budget after the Board of Directors has presented the 2008 Budget	
Discussion of Alternative Solutions for the 2008 Budget	8:10 p.m.
*Note that each individual will have a maximum of 2 minutes present their views on Alternative Solutions	
Vote on Eligible Line Items in the 2008 Budget	8:45 p.m.
Adjourn	9:00 p.m.

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SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.

PROXY

The undersigned represents that he/she is a member of the Shadowbrook at Town Center Community Association, Inc. and is entitled to vote at any and all meetings of the Association. The undersigned hereby revokes all former Proxies and powers of attorney to vote at any and all meetings of the Association. The undersigned hereby appoints

(Please print name. If no one is selected the proxy holder shall be deemed to be Rob Rohloff, President) as proxy, with full power of substitution in the event that he/she is unable or declines to serve as Proxy, to exercise the entire vote of the undersigned on all matters in which the undersigned is entitled to present representation at the Special Meeting of the members of the Shadowbrook at Town Center Community Association, Inc., to be held on December 19, 2007, at 7:00 p.m. at the Gwinnett County Library, Suwanee Branch, 361 Main Street, NW Suwanee, GA 30024.

Date

Signature of Owner

Address

Printed Name of Owner