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NOTICE OF ANNUAL MEETING
OF FIESTA HOMEOWNERS ASSOCIATION, INC.

TO ALL MEMBERS:

On Wednesday, January 22, 2003, 7:00 P.M., at Wings Plus Restaurant, 9880 West Sample Road, Coral Springs, 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.

Thirty percent (30%) 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.

VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by **proxy**, please note the following information about **PROXIES**:

1. 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. It must be signed by all owners of the lot. If you intend to vote for directors and do not attend the Annual Meeting, you must vote by proxy.
2. The proxy should be submitted to the Association **prior to the scheduled time of the meeting**. It can be hand delivered, either by you or your proxy, or mailed to the Association c/o Residential Management Concepts, Inc., P.O. Box 97-0069, Boca Raton, FL 33497-0069. Please submit the proxy as soon as possible in order to avoid delay in registration.
3. 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.
4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A **proxy form** is enclosed with this notice for your use, if needed.

Again, please be sure to attend the Annual Meeting or send in your proxy. Thank you for your assistance in conducting the business of your Association.

DATED: January 7, 2003

BY ORDER OF THE BOARD OF DIRECTORS

Debbie Luongo / PM SIC
Debbie Luongo, President

FIESTA HOMEOWNERS ASSOCIATION, INC.
c/o Residential Management Concepts, Inc.
P.O. Box 97-0069
Boca Raton, Florida 33497
Telephone (954) 956-9918 Facsimile (954) 956-9626

MINUTES OF MEMBERSHIP MEETING HELD ON JANUARY 22, 2003
AT WINGS PLUS RESTAURANT, 9880 WEST SAMPLE ROAD, CORAL SPRINGS
FL at 7:00PM

The 2003 Annual Meeting of the Membership was held on January 22, 2003 at Wings Plus Restaurant 9880 West Sample Road, Coral Springs, Fl.

Richard Clem presented the affidavit of mailing and stated that because there were only 38 members present or by proxy that a quorum has not been met and no business could be conducted

The meeting was cancelled for lack of quorum