

Limited Proxy Form

INSTRUCTIONS: If you do not plan to be present for the meeting, it is important that you complete and return this proxy so that a quorum can be obtained. Please fill in the name of the person you desire to vote on your behalf (this proxy holder must be a unit owner of the Florida Club Condominium Association, Inc.). Please sign and return this proxy to the Association prior to the Annual Meeting or December 19, 2008.

I/We, the undersigned, being either all the owners of, or the person designated to vote by a valid Voting Certificate for the Building #_____, Unit#_____ at Florida Club Condominiums appoints the President of the association, his designee, or _____ (if left blank the President of the Association will act as your proxy) and proxy with powers of substitution for and in the name and place of the undersigned, to appear, represent, and cast votes and to use his or her best judgment on all matters which properly come before the meeting at the Florida Club Condominium Association, Inc. on December 19, 2008 in the Florida Club Condominiums Clubhouse at 500 Florida Club Blvd, St. Augustine, FL 32084.

Please check the powers you are designating your proxy holder;

_____ (General Powers) I authorize and instruct my proxy to use his best judgment on all matters, which properly come before the _____ meeting.

_____ (Limited Powers) I authorize and instruct my proxy to act only on the 2 issues being voted on below:

YOUR VOTE IS NEEDED ON THE FOLLOWING:

1)
Due to the number of foreclosures and economic hardships that have faced many of our unit owners the Board of Directors will allow by majority vote the Unit Owners to waive the funding of the 2008 Reserves. (Reserves are for future replacement of tile roof, exterior paint, pool/spa, and paving/parking). (Florida Statute: Waiving of reserves, in whole or in part, or allowing alternative uses of existing reserves may result in unit owner liability for payment of unanticipated special assessments regarding those items). Please check one of the following:

_____ YES, I vote to waive the 2008 Reserves in the amount of \$55,440, or \$210 per unit.

OR

_____ NO, I vote to fund the 2008 Reserves in the amount of \$55,440, to be paid by an assessment of \$210 per unit. Payable to the Association by February 1, 2009.

2)
Florida Club Unit Owners will need to vote regarding the Network Multifamily/Interior Security Alarm contract which expires in May 2010. The Association (264) Unit Owners pay the amount of \$2,976.98 monthly or \$32,123.76 annually to Network Multifamily/interior security alarm monitoring. Out of 264 total Units approximately 76 units have used the monitoring service in the past, and approximately 50 are now currently registered to use the monitoring service. Each Unit Owner pays approximately \$11.23 per month for this service; whether or not they are registered to use the service (landline phone service is required). Please check one of the following: (The Florida Club Amenities will require its own separate monitoring agreement.)

_____ YES, I would like for the Association to continue this service agreement with Network Multifamily in the amount of \$2,976.98 monthly or \$32,123.76 annually for another renewal term.

OR

_____ NO, I would like for the Association to discontinue this service with Network Multifamily on the expiration date of the contract, which is May 2010. Unit Owners should be responsible for the interior security monitoring individually.

This proxy is revocable by the Unit Owner and is valid only for the meeting or 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.