



October 26, 2020

Dear Homeowner:

PJ Morgan Real Estate is now managing agent for Torrey Pines Homeowners Association. Your contact and Property Manager at PJ Morgan Real Estate will be Beth Krolikowski. You can reach Beth at (402) 397-7775.

The Association Board will continue to handle most of the HOA operations, however Beth's role will be to help support in certain responsibilities including mailings, covenant oversight, attending all board meetings, Association's Annual meeting and being available for the convenience of the homeowners."

If you have any questions or concerns, please do not hesitate to contact either myself or Beth at 402.397.7775 or at ekrolikowski@pjmorgan.com/cwoosley@pjmorgan.com.

Sincerely,

A handwritten signature in blue ink that reads "Cara Woosley".

Cara Woosley

Director of Property Management-HOA & Residential Division

Memo

To: Torrey Pines Homeowners
From: Torrey Pines Board
Date: 10/26/2020
Re: Torrey Pines Annual Meeting

Our 2020 Annual Homeowners Meeting will take place on **Monday, November 9 at 7pm** at our normal meeting location of St. Andrews Methodist Church in our neighborhood. This meeting location will have social distanced seating. In order to accurately accommodate everyone, please make sure you RSVP to this invitation so we can make sure room accommodations can hold everyone while still providing 6 feet of space. Masks are mandatory at the Church and at our meeting. Everyone is welcome and encouraged to attend as long as you are not experiencing any symptoms that would put others in attendance at risk. We will ask everyone to submit to a temperature scan prior to entry. Those who have a temperature, will not be allowed to enter the meeting. The CDC considers a person to have a fever when he or she has a measured temperature of at least 100.4 degrees Fahrenheit; many have adopted screening thresholds in the 100-100.4°F range. Those are the guidelines we wish to follow.

Please mark your calendars and please RSVP indicating you would like to attend the meeting no later than Saturday, November 7th to cwoosley@pjmorgan.com

As always, the meeting, will be documented and minutes send out to all homeowners, whether you attend the meeting or not. These are also always posted on our website after the meeting as well.

Thank you for your participation! We look forward to seeing and hearing from our new and existing homeowners!

Torrey Pines Board,

Mike, Christy, Ted, Bryan & Jennifer

www.torreypinesomaha.com

TORREY PINES ASSOCIATION
C/O 7801 WAKELEY PLAZA
OMAHA, NE 68114

NOTICE OF ANNUAL MEETING OF MEMBERS

Notice is hereby given that the Annual Meeting of Members of Torrey Pine Association, Inc., a non-profit mutual benefit corporation, will be held on November 9, 2020 .Said meeting shall be held at **St. Andrew Methodist Church (15050 W Maple Road)** and shall commence business at **7:00 PM** or upon determination of a quorum. This meeting shall be held for the following purposes:

1. To review financial reports
2. To resolve and vote on pertinent matters as the membership may require.

It is significant that your vote be exercised at this important meeting. **Please complete the proxy below. Either mail or fax your proxy back, whether or not you plan to attend. Please send your proxy to PJ Morgan Real Estate, 7801 Wakeley Plaza Omaha, NE. 68114 or, fax to, 397-6065.** Note: Your proxy will be voided upon your arrival at this meeting. This is the official proxy; no substitutions will be honored.

TORREY PINES ASSOCIATION

*****OFFICIAL PROXY*****

*****FAX PHONE NUMBER 402-397-6065*****

ANNUAL MEETING OF MEMBERS

I, the undersigned Owner of Address _____ of Torrey Pines Association, Inc., Omaha, Nebraska, a member in good standing, acknowledge receipt of the notice of the Annual Meeting, and hereby grant my proxy to:

(Check One)

The Board of Directors

Print Person's name to be your proxy

I hereby revoke all proxies hereto given, **IN WITNESS THEREOF**, I hereto set my hand this _____ day of _____, 2020.

Signature _____

Name (Print) _____