

Date: January 24, 2020

Subject: Special Assessment

Dear Board Members:

As a new owner, having purchased my condo on November 19, 2020, it is my sincere desire to work with the Board, their Agent, and other Owners in a positive and cooperative manner.

As a matter of fact, after receiving your undated and unsigned letter on December 28, 2020, as requested in your letter, I wrote Mr. Chris Millar and Ms. Lynn Edwards a letter of my questions and concerns on December 31, 2020 and requested a response by January 15, 2021. As of this date, I have not received any answer to my letter and have been denied access to company records as provided by the Master Deed, Section 4.17, which states in part "The book(s) "shall" be available for examination by "all" Co-Owners during normal business hours." *There are no exceptions or appointment needed.*

Clearly, the purpose was to simply find the answers without having to further impose on Agent or Board Members since I had not received a response to my email. Thus, I have been completely locked out to how and why this occurred and have no other options than to ask for your assistance and answers.

I understand and respect the fact that the Board and Management Company seeks and requires, strict compliance to Rules by members. Likewise, it is reasonable to expect the Board and their Agent to comply with Bylaws and Master Deed. I have serious doubts that this has occurred. As a matter of fact, every indication and all available evidence points to fact that the true physical and financial condition, real upgrade cost, years of incurring massive debt by uncontrolled and unauthorized spending was concealed from Members and hidden from Buyers and presented a false picture to Buyers conducting due diligence. Then the balloon burst, and the protections provided by the Master Deed and Bylaws for owners was completely ignored and finally, to cover this mismanagement a Special Assessment was imposed with improper notice. This conduct was not only unethical, a violation of good faith duty by Board Members and their Agent but violates recorded Bylaws and Master Deed and is unenforceable. These actions have caused great financial loss and stress to Members and Buyers.

I am respectfully requesting that you respond to this email by January 31, 2021 at the above email address and provide material data to support that the assertions in this email and my letter of December 31, 2020 are incorrect. Likewise, while I was not given any notice of the unknown, undated and unsigned Special Assessment letter received on December 28, 2020, I felt it was fair and ethical to give you the opportunity to respond before moving forward with reporting and legal action.

Finally, please note, I have no other option than to believe the information contained in this email and my email of December 31, 2020 is accurate and is *not disputed*, unless I receive a response based on material information that either I missed or has not been made available to Members and Buyers.

You can reach me at charliedoggie4@yahoo.com or by phone call or text to (727) 422-0612. Thank you for your thoughtful cooperation and prompt response.

With kind regards,



Jerry Noel, Member, Unit 308