

To Residents of Condo 1 And Condo 2:

You can disregard the notification sent to you by Sandra Klimas and her followers regarding a Board meeting of the Recreation Association. Peter Nero has nothing whatsoever to do with the Recreation Association: he was not elected to the Recreation Association and a majority of Condo 1 Directors disagree with his notification. Nero's viewpoints are not even shared by a majority of directors of Condo 1. In any event, there is no Board meeting because there will not be a quorum present at the meeting since there is nothing to attend: neither Ms. Klimas nor her attorneys are willing to provide evidence of any kind to validate that the election was properly conducted and that they can possibly be seated on the Board. Although Klimas' attorneys initially indicated that evidence would be forthcoming -- for example, evidence of proper electronic voting procedures from an entity controlled by Klimas' attorneys which purported to manage the election (called Becker Ballot) -- Klimas' lawyers later backed away and have openly and in writing refused to provide any evidence of any kind or nature. By way of further example, Klimas' attorneys have in their possession a documentary receipt given to every single electronic voter. But Klimas' attorneys will not provide even redacted copies of such voting receipts. The election regarding the Condo 2 Recreation Board positions is being litigated in court and until the court hears the matter it is the position of the Recreation Association (by a majority vote of the Recreation Board of Directors) that the Board of the Recreation Association remains as previously constituted.

The current Board of the Recreation Association would like to call for an open meeting that Sandy Klimas will commit to attend to answer questions that the vast majority of residents and the undersigned want answered by her. The date and time can be held on any date she wishes so long as it provides you, the residents, with enough advance notice to be able to attend in person or via Zoom. Among the critical and gating issues to be discussed at an open forum are the following:


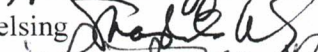


1. Under Florida caselaw, Klimas has a conflict of interest because she is a defendant in two lawsuits that impact the Recreation Association. If she believes her position on the Recreation Association is not a conflict of interest, we want an unequivocal opinion letter from a licensed attorney representing Klimas that there is no possible conflict that could hurt ***your interests***. If Klimas is unwilling to do this, we would her to explain to you why she is unwilling to do this.
3. Klimas must explain to all of you in an open forum whether it is still her position that the hundreds of thousands of dollars of remaining reserve monies of the Recreation Association will be seized from the Recreation Association by Condo 2 under a document called "Joint Resolution." Three different law firms have issued legal opinions that the Joint Resolution is illegal and that Klimas cannot seize control of money from the Recreation Association. An attempt Klimas made in December of 2023 to seize these reserves was successfully blocked by the Recreation Association, and Klimas' attorneys were unwilling to fight us on it because they knew Klimas was in the midst of doing something wrong.

4. Klimas must further explain to you in an open forum whether or not she is prepared to now vote that Condo 2 participate in the lawsuit against 13th Floor under the Development Agreement. If Klimas casts that vote, Condo 2 would be added to the lawsuit and this community would speak with a unified voice, because Condo 2's Board already has the other necessary votes. She has previously told you in writing that Condo 2 would have participated if only it had been asked. That claim is false and we have seen the evidence that Condo 2 and its counsel were asked multiple times (more than five times) to participate. There are dozens of Lennar homes springing up in this community. Lennar has not paid a penny to renovate any of our facilities. That money for renovation -- that 13th Floor and Lennar agreed to pay -- is coming out of your pockets. Klimas can right the ship now by voting for Condo 2 to participate, because, as we have said, once she does Condo 2 will have a majority of votes in favor of this community speaking in a unified voice. Klimas' explanation will educate all of you, and us, as to these extremely important issues facing this community.

There are people looking for transparency and the truth, and those people are the undersigned, who are guarding your money, your property and your rights vigorously. We have a duty to do so. Klimas' law firm currently representing Condo 2 -- called Becker & Poliakoff -- is refusing to provide proof of the alleged election outcome. Klimas should be transparent and come to an open forum in order to tell all of you, and us, the truth and come clean about her viewpoints and intentions. The only result from her not doing so is our community living another day without answers to simple questions.

In short, we invite Klimas to an open forum -- not a Board meeting but an open forum where these gating issues can be fleshed out and Klimas can explain herself to the community -- at her convenience. All she must do is post to the community the dates she is available. We will do the rest, including the Zoom set up for all of you to witness this.

With respect,

Al Musaffi 
Madeline Welsing 
Linda Brier 
Carol Hager 
Arthur Robins 