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Laura M. Manning-Hudson
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REPLY TO WEST PALM BEACH OFFICE

December 8, 2009

VIA TELEFAX 954-202-3237 AND U.S. MAIL

Colleen A. Donahue
Interim Condominium Ombudsman
Office of Condominium Ombudsman
1400 West Commercial Boulevard, Suite 185J
Fort Lauderdale, FL 33309

**Re: Flagler Pointe Condominium Association of WPB, Inc.
Notice of Receipt of Petition for Appointment of Election Monitor**

Dear Ms. Donahue:

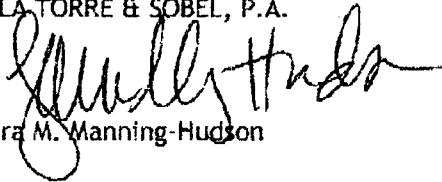
The undersigned law firm represents the Flagler Pointe Condominium Association of WPB, Inc. ("Association") as general counsel. The Association has forwarded me your letter of November 19, 2009 for response. Please be advised that in order to comply with the Association's governing documents, the second notice and agenda for the annual meeting was delivered without election materials. As such, an election will not take place at the annual meeting on December 17, 2009.

Further, it is the Association's position that the Petition for Appointment of an Election Monitor filed on November 16, 2009 is fatally deficient, in that at least 29 of the units who signed the Petition do not have voting certificates on file with the Association, bringing the total amount of signatures below 15% of the entire membership. Finally, the Petition lists the incorrect number of units at the Association.

Thank you for your attention to this matter. If you have any questions regarding the above, please do not hesitate to contact my office.

Very truly yours,

SIEGFRIED, RIVERA, LERNER,
DE LA TORRE & SOBEL, P.A.



Laura M. Manning-Hudson

LMM

cc: President

Election Monitor (via facsimile: 954-474-0807)

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