

Charlie Liem, Interim Secretary

Charlie Crist, Governor

TRANSMITTED VIA FAX TO (561) 296-5446 and
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December 15, 2009

Laura M. Manning-Hudson, Esquire
Siegfried, Rivera, Lerner, De La Torre & Sobel, P.A.
1675 Palm Beach Lakes Boulevard, Suite 500
West palm Beach, FL 33401


RE: Flagler Pointe Condominium Association of WPB, Inc.

Dear Ms. Hudson:

Flagler Pointe Condominium Association of WPB, Inc. has registered 400 residential and 7 commercial units with the Division of Condominiums, Timeshares, and Mobile Homes. The law allows 15% of the "total voting interests" of the condominium association to sign the petition for appointment of an election monitor. There is no requirement that the voting interest be the unit's "qualified voter" or for the unit owner(s) to have otherwise filed a voting certificate with the association. 70 out of 82 signatures on the petition were validated against the unit owner roster. This number exceeds the 15% minimum, even for 407 units. Thus, I find that the petition is not fatally deficient as alleged by you. There is no need for the petitioning unit owners to make any corrections to the petition and the appointment of an election monitor to attend and conduct the annual election of directors for Flagler Pointe Condominium Association of WPB, Inc. stands. Accordingly, please provide me with a copy of the notice of election as soon as the election is re-scheduled.

Thank you in advance for your anticipated cooperation.

Sincerely,



Colleen A. Donahue
Interim Condominium Ombudsman