

# MIRZA BASULTO & ROBBINS, LLP

*Community Association Lawyers*

9690 WEST SAMPLE ROAD, SUITE 103

CORAL SPRINGS, FLORIDA 33065

PHONE (954) 510-1000 FACSIMILE (954) 510-1001

[WWW.MBRLAWYERS.COM](http://WWW.MBRLAWYERS.COM)



January 31, 2014

Re: Oasis at Palm Aire Association, Inc. – Annual Election

Dear Parcel Owner:

Please be advised that the undersigned counsel represents Oasis at Palm Aire Association, Inc. (hereinafter "Oasis at Palm Aire" or "Association") and has served as the Association's general counsel since 2013, representing the Association on all legal matters affecting Oasis at Palm Aire.

As there are several letters being circulated through the community, the Association's Board of Directors requested that I provide a detailed explanation of the events occurring at the Annual Meeting (and Election) and Organizational Meeting.

The Association recently held scheduled its Annual Meeting (and Election) for Saturday, December 14, 2013, however due to a lack of quorum (a statutory minimum number of parcel owners required to conduct business at the Member's Meeting), no action was able to be taken. The Association inadvertently sent out minutes from the Annual Meeting, which implied that business had been conducted and that a particular homeowner had been elected and then subsequently resigned from the Board.

What is clear is that the Association failed to attain a quorum of members, either in person or represented by proxy, sufficient to conduct business at its Annual Meeting. Accordingly, an election could not have been conducted. Furthermore, as the Organizational Meeting was interrupted and unable to be conducted, the remaining Board members would not have been able to appoint homeowners to the vacant seats on the Board.

At the present time the Association's Board consists of Leonard Martin, Jay Szaras and Ed Will and has two (2) vacancies, which the existing Board of Directors is permitted to fill by appointment of a majority of the remaining Board of Directors at a properly noticed Board of Directors meeting. Those homeowners who are desirous of serving on the Board of Directors are encouraged to submit a statement of their interest accompanied by a brief explanation of their qualifications and background and will be asked to appear at an upcoming meeting of the Board of Directors to answer any questions that the Board may have as to their qualifications and background.

Should you have any further questions or concerns, please do not hesitate to contact me at the below referenced telephone number. Thank you in advance for your cooperation with regards to this matter.

Sincerely yours,

Russell M. Robbins, Esq.