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February 19, 2009

VIA FACSIMILE: 954-202-3237

Bill Raphan, Ombudsman
1400 W. Commercial Blvd
Fort Lauderdale, FL 33309

Re: Plaza East Association, Inc.; Notice of Suspension of Annual Meeting

Dear Mr. Raphan:

Pursuant to our conversation yesterday, please allow this letter to confirm a determination made by the Board of Directors for the above referenced condominium association as to a decision to suspend the Annual Meeting of the Membership due to election irregularities. As discussed by the undersigned with Monica Hidalgo, the Ombudsman's Representative scheduled to attend the meeting, a number of events have recently transpired which cast suspicion on the election process.

Briefly stated, the ballot box was observed under the Association's video cameras being manipulated by members of the Community, who tipped, lifted and looked into the ballot box; several members of the Community have requested and received multiple ballots, ballot envelopes for distribution; and, finally, a ballot for the Annual Meeting, already completed, was found, in duplicate form, on the floor in the Association's mail room.

Given that the Association uses weighted ballots, even a handful of the ballots cast by a heavily weighted unit may affect, adversely, the genuine results of the election process. As such, the Board has determined to suspend the election to allow additional safeguards and protections to be used for the election.

We request the opportunity to meet with you or discuss with you such safeguards so as to secure the consent and approval of the Ombudsman's Office. It has been proposed that the ballots be mailed to a P.O. Box, under the Ombudsman's custody and control. You have recently indicated reluctance to serve in such capacity and, accordingly, the Association may direct the ballots similarly to a P.O. Box under the direction and control of the Association's Certified Public Accountant, which party will hold the key, in a sealed envelope, only opening the post office box on the day of the election in the presence of Counsel.

Additionally, the Association would not distribute ballots without a corporate seal on same, requiring

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any owner asking for a duplicate to be provided only with a duplicate for that individual and, once.

We trust the above is sufficient so that a Representative not be sent to the meeting tomorrow.

Sincerely,

RANDALL K. ROGER

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