

January 20, 2025

Dear Vizcaya Condominium Association Owner,

As most of you are aware we have been working on a rewrite of our Governing Documents, this began in 2022 at the annual meeting where we had Ernie Sturges (Attorney) provide an overview of the shortfalls of our current documents. It was an overwhelming response by all those present to proceed with a rewrite. During 2023 we engaged Ernie to do a rewrite of this including all three of the Governing Documents (Declaration of Covenants, Articles of Incorporation, By Laws).

The draft rewrite was presented to the membership in fall of 2023 and a meeting was held to again allow membership input with Ernie present so we could better understand the proposed rewrite and gain input as to any requested changes. At that meeting **no one** requested changes. We then proceeded with sending these draft documents out to all members of the Association to gain approval. At the last moment some members decided to put together a campaign to reject the proposed revisions. The information provided to us was incorrectly interrupted and misleading, however some of you decided not to provide the necessary approval.

We then set up a meeting at the Twin Isles Country Club where again Ernie attended to explain the reasoning behind the proposed rewrite and two minor changes were requested. A second vote was then taken in early 2024 where again it did not gain the necessary affirmative votes.

We did finally get a list of proposed changes from what we thought were those campaigning to oppose the rewrite. We are not sure if this was actually the list from the opposers or one individual, we were led to believe these revisions would address those concerns. This list was given to Ernie, and changes were made to rewrite and then resent out to all the members in fall of 2024. At the annual meeting it was agreed that those in the opposition would provide their concerns or attend a meeting with Ernie to get their input.

We have set up a meeting in February 12th 12:15PM at Star Management and have invited the opposers to air their concerns and get the revisions completed. As of writing this letter **none of you** invited have agreed to attend or send us your concerns. This lack of response and unwillingness to help resolve this is not a positive reflection on our Association nor does it demonstrate a mature approach to resolve any differences. The Board of Directors are **not at**

all opposed to revising the rewrite, but without you providing us your request it becomes impossible to move this forward.

We've already spent \$10,000 on this rewrite and did so because the overwhelming majority requested, we do so. We want to get this done and enacted, so we have updated Governing documents to protect all our investments in this Association, we have been fortunate to date to not have any major issues, but if one arises, we might not be able to defend.

What can you do?

If you have supported the rewrite document, we ask that you speak to your neighbors to support the rewrite.

If you oppose, we ask that you either attend the meeting set for Wednesday February 12th 12:15PM at Star Management offices. If you are unable to attend, we ask that send your concerns to John Telisky (manager) or contact one of the Directors to discuss.

The Board of Directors are **not at all** opposed to making revisions, but without your input we are not able to get this revised and approved.

On Behalf of the Board of Directors,

A handwritten signature in black ink, appearing to read 'Greg Anderson', with a long horizontal flourish extending to the right.

Greg Anderson

President