



HOMES OF DORAL LANDINGS

Notice from Board of Directors

Dear Residents,

January 3, 2007

We hope you all had a nice holiday season and a good new year. At this time we need to advise you of some important issues.

First, as you all may be aware, through hard work and the re-negotiation of most of our contracts, we were able to reduce the monthly maintenance fee. This is one of our greatest accomplishments particularly in a time where all the other associations have increased theirs and/or enforced other assessments. One of the factors in this process has been moving current bank accounts to another commercial bank where we will receive more benefits and most of their services at no cost, including a more personalized service. Consequently, the monthly amount and the address to send the payments are different from last year. The new bank is preparing new payment coupons and unfortunately they had some problems, which prevented them from sending the coupons on time for January. They are correcting this situation and in the meantime, you will receive an invoice for this month from our new property management company – “Atlas Property Management Services”. Those of you who attended our last Board meeting will remember when we introduced Joaquin Alvarez, the new Property Manager, to all residents present. Joaquin will be sending an introduction letter to the community very soon.

It has not been easy and we are still fighting some of the old contractors that are trying to enforce automatic contract renewal based on technicalities rather than on providing good service to the community. This is the case of Courtesy Property Management, a contractor with whom we have a documented history of problems and non-performance issues. This company never cooperated with us and refused to deal professionally with all residents, resulting in our request to have their previous manager replaced, but that did not solve the problems. The situation worsened when they replaced the second manager with a non-CAM-licensed employee. CPM did not attend Board Meetings, did not prepare violation reports and did not accept resident’s complaints among other things. However, they want to stay as our Property Managers and we have already involved our lawyers to deal with the situation.

Therefore, we are beginning the year with new challenges which we are certain will solve successfully as those presented before. We thank all the residents that have approached us to offer their help and show their support during the problems encountered. We are convinced that once the new property management issue is resolved and Atlas takes control, we will have a well-served and thriving community.

Sincerely,

Board of Directors

PD – No late fees will be charged during the month of January due to the fact that the coupons were not mailed yet.