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November 6, 2006

Ovilio Suarez  
Investigator Supervisor  
State of Florida  
Department of Business and Professional Regulation  
8685 NW 53<sup>rd</sup> Terrace  
Suite 111  
Miami, FL 33166-1544

Re: Case No. 2006046031  
Barbara M. Blanco

Dear Mr. Suarez:

As stated in my correspondence of November 3, 2006, Ms. Blanco's original notarized affidavit is enclosed. If there is any additional information you need, please don't hesitate to call me.

Very truly yours,



Howard J. Hochman

enclosure

HJH/ica

8/23/06

**AFFIDAVIT**

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

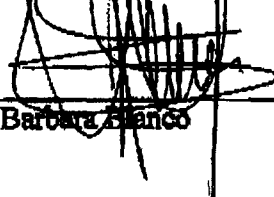
Affiant, Barbara Blanco having been duly sworn and deposes and states as follows:

1. The matters stated in this Affidavit are based upon Affiant's personal knowledge and are true and correct.
2. Affiant is not a relative by blood or marriage of any of the directors of the Board of the West Gardens Village Condominium Association during calendar years 2004, 2005 or 2006.
3. Affiant was not a business associate, close personal friend or otherwise received any financial remuneration directly or indirectly from any of the directors of the West Gardens Village Condominium Association other than as provided for under the management contract between All Florida Management Company and the association.
4. Affiant is not a relative, close personal friend or business associate of any of the directors of the condominium associations reflected in the documents provided by the Department of Business and Professional Regulation to Affiant's counsel in connection with Case No. 2006046031.
5. As a practical matter the selection of vendors to provide maintenance or repair service, including roofing or hurricane related repairs was accomplished by the various condominium association boards. Affiant only occasionally recommended particular vendors. Contracts involving more substantial amounts were selected or bid by the association based upon multiple bidders or applicants for the service.
6. Any services performed for the various condo associations directly by Ms. Blanco and/or employees of All Florida Management Company were covered under the contractually based management contract at a specific rate with the exception of non-routine services such as preparation for legal actions instituted by the association, translation of correspondence from a foreign language and other circumstances which would not appear to be an issue in any of the documentation provided in support of the uniform complaint. A representative management contract has been appended to this Affidavit as Exhibit A.
7. The correspondence appended hereto as Exhibit B and dated June 8, 2006 from Affiant to West Gardens Village Condominium Association correctly recites the board's unwillingness to follow Affiant's budgetary recommendation regarding the increase of maintenance fees, improvements or selection of contractors for such improvements.
8. As an accommodation to association directors and for the purpose of protecting their personal privacy as well as assuring that misdirected complaints are not lost, it is fairly common practice for directors to list the management company address as their own. 7/19/05
9. Neither Affiant nor All Florida Management Company directly perform extensive maintenance or repair services for their condominium associations. Nearly all contractors and vendors are selected by the various association's boards and all such contracts and associated invoices must be approved by the respective board. Ms. Blanco will occasionally recommend a vendor or contractor but this is more the exception rather than the rule.
10. Neither Barbara Blanco nor All Florida Management Company received compensation from any

board member or condominium association other than as provided in their management contract.

11. The unit owner, Jesus Martinez, who initiated a complaint against Las Villas Condo Association with respect to the access of various condominium records frequently made visits to All Florida's office for the purpose of requesting a review of association records. During these visits he frequently asked one of the management company's employees Maria del Carmen or other social engagements all of which requests were refused. All Florida Management's employee was uncomfortable about this situation and as a result All Florida used another employee to attend records access matters and handle other interactions with Mr. Martinez. Ultimately, with respect to Mr. Martinez's records request, a meeting was arranged, monitored and supervised by a Bureau Investigator and at the specified date and time for Mr. Martinez's inspection he simply failed to appear.
12. The repairs and maintenance required at Captiva Lakes Villas Condominium Association was delayed by the association and this delay was not attributable to any action or inaction by Affiant.  
  
Affiant was advised that the pool was closed down because there were instances of vandalism and unsavory evening activities associated with the pool. This decision was made by the association and not by Affiant.
13. With respect to Lake and Tennis Villas Condominium Association, most of the deterioration problems and delay occurred during the management of this property by All Florida Management's predecessor, Complete and Reliable Corporation.
14. A complaint lodged against Barbara Blanco with respect to the accessibility of documentation at Viewwest Condominium Association was dismissed.
15. Most if not all of the maintenance duties at Paseo Real Condominium Association were either handled directly by the association's own employee Horatio Cruz or by contractors hired by the association and not All Florida Management Company.

FURTHERMORE AFFIANT SAYETH NOT.

  
 \_\_\_\_\_  
 Barbara Blanco

11/2/06  
 \_\_\_\_\_  
 Date

Sworn to and subscribed before me this 2<sup>nd</sup> day of November, 2006 by Barbara Blanco who is personally known to me or provided IA as identification.

  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA  
 COUNTY OF DADE COUNTY

