

SCANNED VERSION OF THE WARNING LETTER DATED APRIL 28, 2006

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

April 28, 2006

**CERTIFIED MAIL, RETURN RECEIPT Receipt No. 7004 1160 0001 0280 9139**

Ms. Astrid Buttari, President  
The Village of Kings Creek Condominium Association, Inc.  
Management Office  
7711 Camino Real  
Miami, Florida 33143-7101

RE: The Village of Kings Creek Condominium  
Case No. 2006017391

Dear Ms. Butarri:

As per my April 26, 2006, telephone conversation with you, the Division has completed its investigation, and is addressing the allegation below through this warning letter pursuant to Rule 61 Br21.003, Florida Administrative Code.

The Association, in violation of section 718.115(l), Florida Statutes, used Association funds for other than common expenses. Specifically, the Board of Directors approved the donation of \$10,000.00 of Association funds to an outside group in support of contesting a zoning controversy.

Section 718.115(l), Florida Statutes, provides that common expenses are for the operation, maintenance, repair, replacement or protection of the common elements and association property, costs of carrying out the powers and duties of the association, and any other expense, whether or not included in the foregoing, designated as a common expense by this chapter, the declaration, and the bylaws.

As discussed, rule 61B-21.002(4), Florida Administrative Code, provides that associations must provide a written response to a warning letter. The Division requests a response to this letter by May 11, 2006. Your response must include a description of the Association's plans to prevent this violation from occurring in the future.

Please note that failure to reply, take corrective action as requested herein, or repeated violations of a similar nature within two years from the date the violation is resolved may

result in an enforcement action by the Division, which may result in civil penalties of up to \$5,000 per violation.

Sincerely,  
BUREAU OF COMPLIANCE

(SIGNATURE)

Robert E. Fronrath  
Investigation Specialist II

REF/

Board of Directors  
The Village of Kings Creek Condominium Association, Inc.  
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