

  
**THE COATES LAW FIRM**  
PROFESSIONALISM • INTEGRITY • EXCELLENCE

HOWARD K. COATES, JR.\*†  
MARY F. APRIL\*\*  
KEVIN J. BYRNE\*\*  
SPENCER GOLLAHON  
JACK R. COTTRELL, JR.  
ELENA WILDERMUTH\*\*

LICENSED IN FLORIDA AND GEORGIA\*  
OF COUNSEL\*\*

FLORIDA SUPREME COURT CERTIFIED  
CIRCUIT CIVIL, COUNTY AND FAMILY  
LAW MEDIATOR †

PLEASE RESPOND TO:

CHANCELLOR CORPORATE CENTER  
12012 SOUTH SHORE BOULEVARD  
SUITE 107  
WELLINGTON, FLORIDA 33414

TELEPHONE (561) 333-4911  
FACSIMILE (561) 333-4988  
hcoates@coateslawfirm.com  
www.coateslawfirm.com

September 5, 2008

**SENT VIA U.S. MAIL**

Juan Vicente Bueno  
2144 Sherwood Forest Blvd.  
Unit 8  
West Palm Beach, FL 33415

Re: Recall Meeting Regarding Andres Villegas  
Quail Hollow Condominium Association, Inc. ("QHCA")  
2134 Sherwood Forest Boulevard, West Palm Beach, Florida 33415

Dear Unit Owner:

This letter confirms that our office has received various correspondences from concerned unit owners regarding recent recall ballots seeking the removal of Andres Villegas as President of QHCA. Accordingly, it is our understanding that the recall ballots were served on Mr. Villegas who forwarded the ballots to the Board of Directors, which held a meeting on August 5, 2008 at 7:00 p.m. Further it is our understanding that the Board of Directors could not certify the recall ballots because they were insufficient to remove a director due to the insufficient number of unit owners required for the removal of a director pursuant to Florida law and the governing documents of the QHCA.

In addition, due to the number of inquiries our office has received regarding the conduct of the past and present Board of Directors, we have scheduled a meeting with the QHCA Board to address any questions from unit owners and to provide information on the Association's legal matters. Accordingly, please refer to our previous letter notifying you of the Notice of Special Meeting of The Board of Directors to be held on September 8, 2008 at 7:00 p.m. Each unit owner will be afforded the opportunity to ask questions to the Board of Directors, the Association attorneys, and the Association's accountant. Again, we urge all unit owners to attend the meeting and take advantage of the opportunity to learn about the current status of your community.

THE COATES LAW FIRM

Letter to Juan Vicente Bueno  
September 5, 2008  
Page 2

We look forward to assisting the Board of Directors and its officers in resolving any issues presented to us. In the event you have any questions, please do not hesitate to contact our office.

Sincerely,



Spencer Gollahon

SG/lc: No enclosures

cc: Board of Directors  
c/o Andres Villegas, President  
2140 Sherwood Forest Blvd., Suite 9  
West Palm Beach, FL 33415