

# WISE PROPERTY MANAGEMENT, INC.

Licensed Community Association Management

**TO:** OWNER(S)  
LAKE PLACE ONE CONDOMINIUM ASSOCIATION, INC.

**FROM:** TIMOTHY R. MURPHY, LCAM

**RE:** SPECIAL ASSESSMENT

**DATE:** MARCH 22, 2006

**CC:** Association File (Section 4)

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Enclosed please find a copy of the Lake Place Condominium Association, Inc. \$143,060.00 special assessment (to be paid in a four (4) installments of \$777.50 with a total of \$3110.00 dollars per unit), which was passed by the Board of Directors on November 29, 2005. You will be receiving a coupon within the next two weeks for this special assessment. Your payment will be due on April 15, 2006 – please do **not** make your payment until you have received this coupon.

**A late fee of \$50 will be added to the assessment if it is not paid on time.**

Should you have any questions, please do not hesitate to call our accounting department at 813-968-5665, extension 22, 24 or 29.

Very truly yours,

WISE PROPERTY MANAGEMENT, INC.

*Timothy R. Murphy*

Timothy R. Murphy, LCAM  
Licensed Community Association Manager  
On Behalf of the Board of Directors of  
Lake Place Condominium Association, Inc.

**A RESOLUTION OF THE BOARD OF DIRECTORS  
ADOPTING A SPECIAL ASSESSMENT FOR  
LAKE PLACE ONE BUILDING RESTORATION AND;  
ESTABLISHING A DUE DATE FOR PAYMENT;  
AND ESTABLISHING A METHOD FOR PAYMENT**

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of Lake Place One Condominium Association, Inc. as follows:

**Section 1.** THAT there is hereby levied a special assessment in the total sum of \$143,060.00 for the purpose of paying the Lake Place One water intrusion problems.

**Section 2.** THAT the assessment shall be allocated among the Lake Place One-condominium units in the same percentage that each unit shares ownership of the common elements. The assessment may be paid in four (4) equal monthly payments of \$777.50 per unit beginning April 15 and ending July 15, 2006.

**Section 3.** THAT the first payment shall be due on April 15, 2006 shall be deemed delinquent after the last day of the month in which it is due. The assessment may be paid in full on or before the due date without penalty.

ADOPTED by the Board of Directors this 29th day of November 2005.

(CORPORATE SEAL)

LAKE PLACE CONDOMINIUM ASSOCIATION, INC.

ATTEST:

/s/SANDRA REYNOLDS  
Secretary

By: /s/ GLORIA MEYERS  
President