

STEVENS & GOLDWYN, P.A.
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HOLLYWOOD, FLORIDA 33019
TEL. (954) 458-9393 • FAX. (954) 458-9892

May 10, 2006

VIA REGULAR AND CERTIFIED U.S. MAIL

Steve Brodeur, President
Capistrano Townhomes Association
905 SE 12th Ct. Unit 11
Ft. Lauderdale, FL 33316

and

Richard Schechter
905 SE 12th Ct. Unit 1
Ft. Lauderdale, FL 33316

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5/12
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Re: Judith Stern v. Capistrano Townhomes, Steve Brodeur, and
Richard Schechter – Request for Documents, Prosecution of
Claims for liable, slander, false light, and invasion of privacy.

Dear Mr. Brodeur and Mrs. Mr. Schechter:

This law firm represents Judith Stern in connection with the above-referenced matter. Please consider this letter as Ms. Stern's resignation from the Board of Directors of Capistrano Townhomes Association. Immediately cease and desist from any further communication with our client. All future correspondence should be directed to the undersigned.

We are in receipt of your May 8, 2006 letter to Ms. Stern requesting our client to return the Association's records and execute certain financial documents. We have been advised that you have previously rejected acceptance of these documents and have failed and refused, despite demand, to take possession of said documents. Please be advised that all documents belonging to the Association have been turned over to our offices. Please contact the undersigned immediately to schedule retrieval of said documents. Also, please forward any documents purportedly requiring our client's execution for our review and consideration.

More importantly, we understand that you have engaged in a continuing pattern of conduct giving rise to claims against you in favor of Ms. Stern for liable, slander, false light, and invasion of privacy. In that regard, we are informed that the Association and Mr. Schechter have authored, printed, published, and circulated, or have caused to be authored, printed, published, and circulated, to members of the Board of Directors of the

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Capistrano Townhomes Association, the residents of the Capistrano Townhomes, Colonial Manors West, and certain individuals currently engaged in litigation with our client, defamatory statements. Specifically, we refer to "Meeting Notes" and Minutes of the May 4, 2006 Meeting of Capistrano Townhomes Association.

More specifically, we understand that the Association and Mr. Schechter have published to third parties, both orally and in writing, statements regarding Judith Stern that are false and unprivileged and that tend to harm both the personal and professional reputation and standing of Ms. Stern in connection with her trade, business, office, or profession. Such statements constitute defamation *per se*. Further, we understand that you have published to third parties, both orally and in writing, false and unprivileged statements that allege or impute to Ms. Stern the commission of criminal activity. These statements also constitute defamation *per se*. To the extent you have published other statements regarding Ms. Stern that are not defamatory, such statements improperly place Ms. Stern in a false light.

Demand is hereby made that you immediately cease and desist from making any further defamatory statements regarding Ms. Stern. Demand is hereby further made that you publish, or cause to be published, in a manner equivalent to and consistent with the publication and dissemination of your prior defamatory statements, a full retraction and apology to both the Board of Directors of the Capistrano Townhomes Association and Colonial Manors West, and to each and every resident of the Capistrano Townhomes and Colonial Manors West, to which you published your false and defamatory statements concerning Ms. Stern. A copy of such written retraction and apology should also be furnished to me, by mail at the address listed above. Ms. Stern retains all rights under Florida law in connection with your intentional and tortious behavior. Should you fail to immediately comply with the above demand, we have been instructed to file suit without further notice or demand.

PLEASE BE GOVERNED ACCORDINGLY.

Very truly yours,



John W. Stevens, III