

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive, Hallandale Beach, Florida 33009

Tel: 954-458-5111 ~ Fax: 954-458-3276

Email: office@parkerplaza.org

www.parkerplaza.org

December 6, 2006

Dear Unit Owner,

Please find enclosed the First Notice of Election, a Notice of Candidacy form, and a payment reminder for both the Special Assessment installment due December 15, 2006 and Quarterly Maintenance due January 1, 2007.

Many issues that we now face at Parker Plaza were unforeseen by the original directors back in 1970 and there has been much discussion about modernizing and updating our governing documents and bringing them into compliance with current statutes. In an effort to address these concerns, and after consulting with the attorney for the Association, Glazer and Associates, P.A., you will be given the opportunity to vote on amendments to our Declaration of Condominium and By-Laws as part of the Annual Meeting and Election of Directors to be held on February 15, 2007 at 7:30 PM in the Plaza Room, 2030 South Ocean Drive, Hallandale Beach, Florida. When you receive your Limited Proxy with the Second Notice of Election you will be asked to mark your Limited Proxy and cast your vote on reserves, as well as five amendments which have already received the unanimous approval of the full Board of Directors. Please find below the items that you will be asked to vote on:

RESERVES

- 1. Should the reserves required by §718.112(2)(f), Florida Statutes, be waived for the next fiscal year:**

A vote "YES" waives reserves for the next fiscal year.

AMENDMENTS

- 1. Should the Declaration of Condominium be amended as proposed to allow for assessments not paid on time to accrue interest at the highest rate allowable by law plus 5% administrative late charge:**

A vote "YES" protects all unit owners by encouraging prompt payment of all assessments.

- 2. Should the Declaration of Condominium be amended as proposed to require that no unit can be mortgaged in excess of 90% of its appraised value:**

A vote "YES" helps insure that there is some equity in a unit and that the Association will be able to collect any outstanding assessments and fees in the event of foreclosure.

PLEASE TURN PAGE OVER

3. Should the By-Laws be amended as proposed to require the association's counsel or election monitor to receive the ballots and conduct the annual elections:

A vote "YES" protects all unit owners by insuring fair and honest elections.

4. Should the By-Laws be amended as proposed to forbid the Board of Directors from borrowing money on behalf of the association if the loan equals more than ten percent (10%) of the association's annual budget and payment terms are in excess of one year:

A vote "YES" protects all unit owners by eliminating the possibility of excessive long-term debt unless approved by the majority of the unit owners.

5. Should the By-Laws be amended as proposed to allow fines against unit owners:

A vote "YES" protects all unit owners by encouraging compliance with our Condominium Documents.

The Declaration of Condominium may be amended by the affirmative vote of Voting Members casting not less than seventy-five percent (75%) of the total vote of the members of the Association. Regarding amendments to the By-Laws, since the amendments have received the unanimous approval of the full Board of Directors they shall be approved upon the affirmative vote of the Voting Members, casting a majority, meaning more than fifty percent (50%), of the total votes of the unit owners.

Please give these issues careful thought and consideration and do your part to help improve the operation of Parker Plaza. Most importantly, when you receive the Limited Proxy included with the Second Notice of Election **PLEASE MARK YOUR LIMITED PROXY AND RETURN IT TO THE OFFICE** so that you can have a voice in the direction of our Association!

Respectfully submitted,

Board of Directors
Condominium Association of Parker Plaza Estates, Inc.

Enclosures: 1. First Notice of Election
2. Notice of Candidacy Form
3. Payment Reminder

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FIRST NOTICE OF ELECTION

Dear Unit Owner:

This letter shall serve as the first notice to owners of the election of the Board of Directors of the Condominium Association of Parker Plaza Estates, Inc., ("Association"), which shall coincide with the annual meeting to take place on **Thursday, February 15, 2007 at 7:30 PM in the Plaza Room, located at 2030 South Ocean Drive, Hallandale Beach, Florida 33009.**

In accordance with §718.112(2)(d), Florida Statutes, and Rule 61B-23.0021, Florida Administrative Code, this first notice of election is being mailed, electronically transmitted, or delivered not less than 60 days prior to the scheduled election date.

Any unit owner or other eligible person who desires to be a candidate for one of the nine directors positions on the Board of Directors shall give written notice of their intention to seek such a position to the Association no later than 40 days prior to the scheduled election (January 6, 2007).

Written notice shall be effective when received by the Association. Written notice shall be accomplished in accordance with one or more of the following methods:

- (a) By certified mail, return receipt requested, directed to the Association; or
- (b) By personal delivery to the Association; or
- (c) By regular U.S. mail, facsimile, telegram, or other method of delivery to the Association.

Upon receipt by the Association of any timely submitted written notice by personal delivery that a unit owner or other eligible person desires to be a candidate for the Board of Directors, the Association shall issue a written receipt acknowledging delivery of the written notice. Candidates who timely submit a written notice by mail may wish to send the written notice by certified mail in order to obtain a written receipt.

Upon the timely request of a candidate the Association shall include, with the second notice of election, a copy of an information sheet which may describe the candidate's background, education, and qualifications as well as other factors deemed relevant by the candidate. The information contained therein shall not exceed one side of the sheet which shall be no larger than 8-1/2 inches by 11 inches. **Any candidate desiring the Association to mail or personally deliver copies of an information sheet to the eligible voters must furnish the information sheet to the Association not less than 35 days before the election (January 11, 2007).** No association shall edit, alter, or otherwise modify the content of the information sheet. The original copy provided by the candidate shall become part of the official records of the Association.

The Association shall mail or deliver to the eligible voters at the addresses listed in the official records a second notice of the election, together with a ballot and any information sheets timely submitted by the candidates. The Association shall mail or deliver the second notice no less than 14 days and no more than 34 days prior to the election.

Respectfully submitted,

Board of Directors

Condominium Association of Parker Plaza Estates, Inc.

Dated this 6th day of December, 2006.

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THE ASSOCIATION MUST RECEIVE THIS NOTICE BY JANUARY 6, 2007

NOTICE OF CANDIDACY

I, _____, OF UNIT NO. _____,
(PLEASE PRINT NAME)
AM A MEMBER OF THE ASSOCIATION AND DESIRE TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS.

SIGNATURE: _____

DATE: _____

YOU MAY CHOOSE TO PROVIDE AN INFORMATION SHEET WHICH MAY DESCRIBE YOUR BACKGROUND, EDUCATION, AND QUALIFICATIONS AS WELL AS OTHER FACTORS YOU DEEM RELEVANT. THE INFORMATION CONTAINED THEREIN SHALL NOT EXCEED ONE SIDE OF THE SHEET WHICH SHALL BE NO LARGER THAN 8-1/2 INCHES BY 11 INCHES. ANY CANDIDATE DESIRING THE ASSOCIATION TO MAIL OR PERSONALLY DELIVER COPIES OF AN INFORMATION SHEET TO THE ELIGIBLE VOTERS MUST FURNISH THE INFORMATION SHEET TO THE ASSOCIATION NOT LESS THAN 35 DAYS BEFORE THE ELECTION. NO ASSOCIATION SHALL EDIT, ALTER, OR OTHERWISE MODIFY THE CONTENT OF THE INFORMATION SHEET. THE ORIGINAL COPY PROVIDED BY THE CANDIDATE SHALL BECOME PART OF THE OFFICIAL RECORDS OF THE ASSOCIATION. THE ASSOCIATION MUST RECEIVE THE INFORMATION SHEET BY JANUARY 11, 2007.

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PAYMENT REMINDER



**IF YOU ARE PAYING BY INSTALLMENT FOR THE
HURRICANE IMPACT GLASS SPECIAL ASSESSMENT,
YOUR THIRD INSTALLMENT IS DUE DECEMBER 15, 2006**

| <u>HURRICANE IMPACT GLASS PAYMENT SCHEDULE</u> | | |
|--|-------------------------------|-------------------|
| <u>UNIT TYPE</u> | <u>UNIT NUMBER ENDING IN:</u> | <u>AMOUNT DUE</u> |
| A | 02-11-16-25 | \$2,476.75 |
| B | 01-03-15-17 | \$2,529.75 |
| C | 04-05-08-09-10-18-19-22-23-24 | \$2,693.25 |
| D | 06-07-12-20-21-26 | \$2,734.50 |
| E | 14-27 | \$2,989.75 |

**PLEASE MAKE A SEPARATE CHECK PAYABLE TO:
PARKER PLAZA ESTATES ESCROW ACCOUNT
2030 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009
*PLEASE INDICATE YOUR UNIT NUMBER ON YOUR CHECK!***



QUARTERLY MAINTENANCE IS DUE JANUARY 1, 2007

| <u>QUARTERLY MAINTENANCE PAYMENT SCHEDULE</u> | | |
|---|-------------------------------|-------------------|
| <u>UNIT TYPE</u> | <u>UNIT NUMBER ENDING IN:</u> | <u>AMOUNT DUE</u> |
| A | 02-11-16-25 | \$1,993.00 |
| B | 01-03-15-17 | \$2,035.00 |
| C | 04-05-08-09-10-18-19-22-23-24 | \$2,168.00 |
| D | 06-07-12-20-21-26 | \$2,200.00 |
| E | 14-27 | \$2,406.00 |

**PLEASE MAKE A SEPARATE CHECK PAYABLE TO:
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2030 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009
*PLEASE INDICATE YOUR UNIT NUMBER ON YOUR CHECK!***



Please be advised that all payments must be received by the office
NO LATER THAN 10 DAYS FROM THE DUE DATE,
or a \$25.00 fee will be applied and monthly late charges will accrue thereafter.

Please visit <http://parkerplaza.org/paymentschedules.html> or contact Parker Plaza Estates
at 954-458-5111 if you have any questions regarding your payments.