

February 2007

Dear Plantation Beach Club Owner:

Please disregard any previous annual notice and ballot you might have received for the 2007 elections.

Enclosed is the revised official notice of the Annual Meeting of Plantation Beach Club Condominium Association, Inc., an agenda for the meeting, and a revised ballot/proxy for your use if you are not able to attend the meeting in person. It is very important that you return your ballot/proxy so that a quorum is attained.

The State of Florida mandates that condominium associations establish and maintain reserves for capital improvements and deferred maintenance. It also permits waiver of reserves or collection of amount less than statutorily required with an affirmative vote of a majority of those owners voting at the Annual Meeting. **For 2007 your Board of Directors voted to fund the amount required by Florida Statutes and therefore a vote to waive is not necessary for 2007. We erroneously issued a ballot requesting your waiver of the statutory reserve funding. We apologize for any inconvenience this oversight might cause you and appreciate your participation in these elections.** Please disregard the previous ballot and send us the one enclosed with this letter, which is marked REVISED on the upper left hand corner. Your Board of Directors engaged Armstrong and Associates to conduct a study of your reserves. This company reviewed each reserve fund balance (interior, paving, and roof, painting and capital improvements) and adjusted the funding based on a 20-year cash flow projection to ensure that a deficit does not occur in any of the next 20 years.

Please review the enclosed materials and return the ballot/proxy immediately so it is received before the Annual Meeting. We're hoping that all owners participate in the Annual Meeting, either in person or by proxy, on Tuesday, March 13, 2007.

Sincerely,

Sharon Glenn
Resort Manager