



October 14, 2013

To all Unit Owners:

We would like to take this opportunity to bring you all up to date on important events which will be taking place in the near future and remind you of some of our existing rules and regulations which are continuing to be enforced.

Enclosed is the outline of the proposed budget for 2014 that was discussed in detail in the scheduled Board of Directors meeting at 6:00 pm on Thursday, October 10, 2013 in the newly renovated Towers' clubhouse. Additionally is the Clubhouse Reservation Agreement. Investor Owners need to inform their tenants that the Clubhouse is available for use.

We would like to mention that the "New CLUBHOUSE Reveal" pictures are updated and on the Towers' website and are available for viewing. The renovation project for the Clubhouse and restrooms is completed.

During that meeting the Towers Condominium Association Board of Directors approved the Clubhouse Reservation Agreement, the new sound underlayment requirement for floating floors with the new sound membrane underlayment for tile floors, and the new specifications for replacement of windows and doors. Those items are currently available on the Towers' website. The approved items will be recorded with our official governing documents.

We currently have placed 6 Units in collections and we have initiated the placement of liens and foreclosure procedures through Alliant Property Management and our Board Attorney. 6 Units not paying is a tremendous amount of money, not collecting monthly directly effects overall operations of this complex. Many items have been addressed to help continue to maintain the property that we all have been accustomed.

We have had 39 new rentals and 22 new sales this year. List price of Units are as high as \$77,500.00 and sales have been \$69,500.00, with that being said traffic is immense with damage to walkways, stairwells, railings, light fixtures and exit lights replaced from moving in and out or because of renovations. All have applications and interviews with background checks performed and all new perspective residents and owners given Welcome Booklets. We have our maintenance personal paint walls, have had cracked tiles replace in elevators and floors repainted. Light fixtures with stairwell railings repaired and replaced. This is very costly but is part of our daily maintenance. We added numbers in all stairwells. We placed new motion lights in laundry rooms and restrooms that shut off automatically after 15 minutes. We have upgraded valves and seals for the pool room, new float valve, adding a new pool pump and sand filter having a great effect on consumption of water. These items were found to be leaking by our recent inspection, a very costly repair. New pool rope installed again. We have updated copper riser pipes in 5 areas that had pinhole leaks along with replacement and repair of 12 underground shut off stack valves. Our pool is being heated based on temperature outside and not at all in the evening on cooler or on inclement weather days. We have installed a new 600 pound underground propane tank used for the gas cooking grills and back up for the heating of the pool. The previous tank was close to 40 years old and found to be leaking; again a costly mandatory repair not to mention a severe accident or bodily injury and fire could have occurred.

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We have repaired 57 units with drywall because of various leaks. We have had C & L Electric update or replace the balance of our house breakers, install surge protectors to aid in not replacing damage circuit boards done by power surges; install new photo cells and secure all new recently installed electrical on the roof because of weather damage. New phone lines were installed for all three elevators emergency calling system. The old lines deteriorated. Some of the photo cells depending on their placement between Patrick's Electric and C & L Electric go on and off depending on the location of where the sun goes meaning the south side may come on earlier and stay on later compared to the north side of the building. If any Owner would like them to be the same we can have the electrician do that at their expense. The specific location of the electrical panel is where the photo cells were installed. We added more lights in every corner of the parking lot by the carports, rebuilt the 4 roof lights to make them brighter and added 2 building lights on the South East corner of the property. We replace the two exterior perimeter gates with new self closing hinges and new locking mechanisms because the old gates were vandalized. You can still use the pool key to operate the locks. Our "New" roof is not so new. The Board of Directors has just recently engaged in the renewal of a lower monthly maintenance program costs to maintain our roof as needed in a three year contract. The new contract is \$198.00 a month. Our old was \$351.00. Our sanitary and storm sewer drains are on a quarterly program to be snaked as needed. Mark Alonso and Veronica Martinez will be provided with new t-shirts. The lawsuit settlement against us is for \$92,000.00 from Becker and Poliakoff of a \$500.00 a month payment ends in three months. This will finally be over with. Our insurance policy may cost us now \$70,000.00 a year compared to \$63,000.00 this year. This continues to increase each year. This is still being reviewed with Amber Kronenberger at Alliant and Private Client Insurance with the Board of Directors. We updated two security cameras and software with replacement of the Siamese cable. The Towers' website has been updated. Coming soon is a slide show of pictures of various areas of the property, including the clubhouse, courtyard and pool. Take the time to review the website with all of the new changes once completed.

We have our security cameras operational since December of 2009 and having them aided in crime reduction and prevention. We have reported to Lee County Sherriff's office and Fort Myers Police more than normal auto and foot traffic in and out of the parking lot and specific Units most recently. Because of that an eviction is in process currently. The soon to be installed facial and license plate cameras will be operational. The data from the cameras will be provided to the policing agencies. We still need your assistance. We ask for anyone to report unusual or suspicious activities if seen to the Police immediately. The digital capture of the cameras is recorded and will be available to Police personal only. Residents can view the surveillance of the cameras through the Towers' website. Sign in and password is required. The sign in and passwords will rotate. You may contact Terry Ondak and that can be provided to you.

The Board of Directors is performing an audit on all leased Units. Copies of all lease renewals must be forwarded to Alliant Property Management, attention Frank Coffey. Make sure you have supplied your copy if you lease your Unit. Our governing documents dictate that all leased Units must provide an application and use a Uniform lease. These forms are available on the Towers' website. We can deny future rentals of a Unit Owner because of non-payment of maintenance fees. Remember, it is a privilege to lease a Unit not an Owner's right. Investors must be current with maintenance and assessment fees at all times or their privilege will be denied and their tenant's rent payment will be collected by the Association's attorney for payment of the monthly fee. Attorney fees will apply. Notice will be sent to the investor for the Unit Owner to comply.

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The Towers Condominium is advertised as pristine property and it lives up to its name as a **“Luxury Condominium”** proudly displayed at the entrance sign. The Towers is professionally managed. The Board’s established maintenance program will allow the property to be maintained in the customary manner, which we all can continue to enjoy. In addition to our instilled procedures all residents have a background check, interview with a Board member prior to moving in for all new leasing or purchasing of a Unit and provided with our Welcome Booklet.

This year we will continue with our goals to complete our 2014 New Year’s resolutions; new roof on the clubhouse, 27 panels needing replacement on the carports, new tile placement in front of the elevators, repayment of the reserves borrowed, the new cost of higher insurance down payment overall for the property, the budget short fall because of Units in collection proceedings, and the replacement of 5 underground water stack shut offs. The ongoing painting of walkways through our painter will be done as needed. The total costs of these items were brought up and mentioned to discuss as a topic in the next Board of Directors meeting for an assessment for the payment of these necessary repairs and updates. It is The Board of Directors fiduciary duty to maintain the property in a pristine condition by doing repairs and updates as needed and or required which will overall increase property value and increase charges for rentals.

Additionally the Board of Directors ruled for inspections now quarterly of all Units for Smoke Detectors, Water Leaks, Hot Water Tank Replacement and Fire Alarm devices as needed by Fyr Fyter. Our purpose for checking all Units for water leaks, such as running toilets, leaking faucets, shower heads and proposed hot water tank replacement is to help control unnecessary wasteful costs to the Association Membership for water and sewer usage, drywall repair, safety of all and the displacement of residents. Three times this year we have spent, totaling \$9,000.00 over budget for the usage of water and sewer because of numerous leaks including the pool. This last mandatory inspection of plumbing leaks revealed 11 Units with water leaks. Some corrections have occurred. As of today two are still left to repair. We will continue our inspections as necessarily mandated. We urge all Owners to assist to inform their tenants with how to conserve water and to report immediately any water leaks to Mark Alonso, 239-265-7233 so we may aid in the repair.

Compliance issues have been very important this past year for the numerous Units that have sold and leased. We currently have a 23% vacancy from choice of owners and we know that several Units need to be rehabilitated. It is of vital importance to have written Board of Directors approval prior to the initiation of any type of remodeling or any extensive construction. This applies to any “Unit Owner” planning on remodeling including tile work on walls, any plumbing or electrical work. Board approved vendors is required. Compliance to the governing documents is imperative. Zero tolerance for non-compliance followed of any of the rules and regulations and governing documents. The Board of Directors presently has pursued legal complaints filed in our court system in Lee County presently against “Unit Owners” through our Board Attorney as it relates to noncompliance of our governing documents and rules and regulations, specifically leasing and renewals of leases; registering of vehicles of owners and guests; and proper compliance for background checks on guests. Guest application forms are available on the Towers’ website.

The Board of Directors has established ‘Construction Times’. The schedule for remodeling is: Monday through Friday 8:00 am to 6:00 pm, Saturday 9:00 am to 4:00 pm, and no work on Sunday. ***This will be strictly enforced.*** The Board of Directors accepted and permitted any ***“contract services”*** for the benefit of all ***“Association Members”*** to perform their service when able including Saturday or Sundays for a reduction in their monthly fee charged to the Association.

In order to protect the aesthetic and financial value as well as the overall safety of your home and community, please accept this as an informative friendly letter.

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The Association has the responsibility of enforcing the rules spelled out in the governing documents. Your neighbors have a right to expect that we will enforce the rules for them. We appreciate that not everyone may find the rules of interest or importance; nonetheless we must ask everyone to comply.

Please be aware of the fact that any and all questions from Owners or guests relative to the operation, or management of the Towers Condominium Association should be directed to our CAM, Frank Coffey from Alliant Property Management, LLC at 239-454-1101.

The Towers Condominium Association's official website: www.thetowerscondos.org

Alliant Property Management, LLC's official website: www.alliantproperty.com

Any questions for rental inquiries should be directed to Terry Ondak and if you have any billing questions please direct them to Colin Jenkins.

In summary we want to thank you in advance again for your adherence to any changes in the rules and regulations of the Towers Condominium Association, which are intended to provide all owners and residence who reside here the utmost in safety, protection and aid in the increase in property values.

*****Please report any suspicious activity of any kind or criminal acts you may witness to the Fort Myers Police Department immediately at 239-321-7700 or dial 911.*****

Your anticipated cooperation is very much appreciated.

Govern yourselves accordingly,

The Towers Association Board of Directors:

President: Terry Ondak (239) 292-7153

Vice-President: Les Stouder (615) 485-8774

Secretary: Karen Smith (239) 292-3252

Treasurer: Alfred Natella (239) 464-2706

Director: Frank Mungiovi (239) 243-9158

CAM: Frank Coffey (239) 454-1101

*****Please note that this letter will be posted on the Towers' website and can be viewed in any language of choice.*****