

March 22, 2007

Our Fellow Gulfside Villas Homeowners,

Over the past several years it has been very difficult for the Board to make improvements or changes to our complex due to the outdated wording of the Association Documents in regards to voting. Approximately 3 months ago the Board of Directors of Gulfside Villas presented a change to the Association Documents for you to vote on that would correct this problem by changing the wording in the Association Documents regarding voting from "majority of owners" to "a majority of owners who vote either in person or by proxy". Even though a majority of the owners voted for the change, 9 of the 20 owners did not vote so this measure could not pass under the current archaic wording of the Condo Documents. The Board of Directors felt that the presentation made in January to change the wording was not clear as to what the vote was about therefore they have decided to explain it further in this letter and present it again for your consideration and vote this month.

Presently the documents require that a Majority of the Owners (11) vote for or against any changes the Board proposes. The inequity here is that a NON vote is interpreted as a NO vote whereas a NON vote should be interpreted as an agreement with the majority of owners who voted on a particular subject one way or the other. For example if a proposal was raised for a material improvement and only 16 of the 20 owners voted and of the 16 owners 10 voted for the improvement and 6 voted against the improvement, under the current wording this improvement would NOT pass even though a clear majority (10 of 16) of the owners, who voted, voted for it. If the wording read "a majority of owners who voted either in person or by proxy" rather than the current "majority of owners" this proposal would have passed. That in essence is what this vote is about.

The Board of Directors strongly recommends a YES vote for all suggested changes.

The bottom line is that we need a lot more cooperation from the owners to keep the property updated and to protect your investment. Please respond immediately to any correspondence that you receive in reference to your property at GSV.

We thank you in advance for your support,
Board of Directors – Gulfside Villas Association.

Voting on issues 1-3

Vote 1 – Voting “YES” means you would like to update the documents

Voting “NO” means you wish to leave the documents the way they are

Vote 2 – Voting “YES” adds the heading; **C: UNIT BOUNDRIES** and the #1 to the documents. (this more clearly defines the unit owners responsibilities.)

The old # B2 becomes C1

Voting “NO” negates the proposed change to the documents

Vote 3 – Voting “YES” allows for the setting of parameters for window upgrades

Voting “NO” disallows for the setting of parameters for window upgrades