

Charles W. Drago, Secretary

Charlie Crist, Governor

October 30, 2008

Mr. Shawn Martin
1760 NW 73rd Avenue
Plantation, FL 33313

Re: Omega Villas Condominium Association, Incorporated
Case No. 2008032273

Dear Mr. Martin:

This letter is to provide you with an update regarding your complaint. Recent changes to Florida Law, effective October 1, 2008, reduce State of Florida regulation with respect to unit owner controlled condominium associations. The Division no longer has authority to investigate matters other than those that are related to access to records, elections and financial issues.

As a result of the change in the law the Division does not have authority to investigate the association for failing to maintain the common elements and will take no action regarding this matter. Nevertheless, we will contact your association's board of directors in writing and by phone, and inform them of their legal obligations and the action they should take. This contact will be documented in our files and you will receive a copy of this communication.

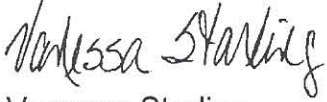
In addition, we are willing to assist you in resolving this issue in one or more of the following ways:

- Arranging a meeting between you, one or more members of your board of directors.
- Attending a meeting of your association's board of directors to provide education regarding the association's responsibilities in this area. This meeting is subject to invitation by the board, with proper notice to the unit owners.
- Providing educational materials to you or your association regarding this issue. If you have a personal computer, you may view all of the division's educational materials as well as frequently asked questions the division's internet page at: <http://www.myflorida.com/dbpr/lsc/index.html>. For example, if you feel the board is not properly managing the affairs of your condominium you may want to review the publications that discuss electing a new board. Just click on the

condominium tab on the left hand side of our home page. If you do not see a publication that you find useful, please contact our office and we will attempt to answer your question.

Thank you and please let us know if we may be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Vanessa Starling". The signature is written in a cursive, flowing style.

Vanessa Starling
Investigator – Fort Lauderdale
BUREAU OF COMPLIANCE