

Gregory K. Dirasian

Astoria, NY 11105

December 15, 2008

Dear Atlantis III Neighbors:

I am amazed. Since October, I have received four (4) different notices from the Atlantis III Board of Directors, and not one has been in compliance with our bylaws and/or the laws of the State of Florida.

Last year, we encountered a similar incident when our annual meeting was moved from the third Thursday in January (a date that is set by our bylaws) to the end of February because the Board failed to comply with state of Florida law.

As I have stated in previous letters, every Atlantis III meeting held in 2007 was held with improper and insufficient notice.

Insufficient Notice

In April 2008, I notified the board that last year's budget meeting was made with improper notice and that I considered the budget to be illegal and unapproved. Our bylaws require thirty (30) days notice for a budget meeting (and notice includes sending out the budget thirty (30) days in advance of the meeting).

I have retained counsel to implement Board compliance with the bylaws and provide thirty (30) day's notice. I did not make the request that the notice be sent by certified mail, although the bylaws may require that, but I did point out once again, that proper notice should be given especially in light of the significant issues and matters to be discussed and voted upon.

Non-Compliance with Owners Vote

Similar to improper notice, the board asked us last year to vote on what we wanted done with the surplus insurance company money. After the budget had been approved (illegally), the board announced that our building insurance had been reduced by \$37,468.00 and they asked the owners what to do with the money. I heard that 29 of 52 owners that responded asked that the money be returned to the owners, and the board decided that they did not want to do that. When I requested the minutes of the meeting where the board decided this, I was told that I could not have the minutes because they were not yet approved. In other words, I would have to wait three (3) months until after the next meeting and request the minutes again to receive them.

Misleading Statements

In my opinion, the board's tactics last year were shameless lies to get themselves reelected. They announced a \$37,468.00 insurance savings and they announced reaching an agreement with building A to pay us the money that they owed us. We were all under the impression from previous board communications that building A owed us \$12,000.00.

What we didn't find out until after the election was that the agreement reached with Building A was for \$6,186, far less than the \$12,000.00 we all believed it to be, and later, that number was reduced even further to \$4,151.00.

This Board repeatedly and deliberately misleads the owners. For example, in 2007 they told us that the lobby renovation would cost \$36,178.61, when the truth was that we had a \$15,000.00 credit with the contractor so the actual cost was approximately \$51,178.61 and when the work was completed, the cost came out to about \$63,339.19. There is a big difference between \$36,000.00 and \$63,000.00.

Conflicts of Interest

Last summer I discovered that one director, Ted Soenen, was paid more than \$25,000.00 to do repairs to his own unit after the hurricane. The itemized list of costs for hurricane repairs was only made available to people who attended the annual meeting in January 2006 (that information should have been mailed to all owners). When the board hires one of its directors to do work, they have a responsibility to discuss it at a board meeting, yet there are no minutes indicating that this was ever discussed or approved by the board.

These types of actions may be considered "self-dealing" and a conflict of interest. Because one unit was treated differently than all the others, the contractor and the board should have given an itemized breakdown of the charges on a per unit basis.

Another director, Fred Hein, had his two (2) units in the building renovated by the contractor who was paid over \$1,100,000 to do post hurricane reconstruction on our building. This should also be considered a conflict of interest, and it should have been discussed and disclosed in a board meeting. However, there was no mention of it in any of our minutes. Did this director get his renovations done for free or even at a discounted price? We, the owners, have a right to know.

I am also very suspicious of the proposed bylaws changes regarding leasing units. One of the most interesting points is that the board wants to be able to deny leases based on the leasing agent, if they believe that leasing agent does not adequately screen prospective tenants. We have another director, Nancy Chambers, who acts as a leasing agent for units in our building. I believe that it is a conflict of interest for her to be leasing units in our building while she has authority to deny leases from other leasing agents. Even if she never rejects a lease from another leasing agent, owners may feel obligated to use this director as a leasing agent for fear of retribution or in anticipation of favorable treatment in other matters.

Were any board members getting kickbacks from our insurance company? It seems strange that after my critical letter last year, the board was able to reduce our insurance by \$37,468.00. It seems strange that even though the laws of the state of Florida require the board to get multiple quotes for any budget expenditure that exceeds 5% of the budget, the board has never disclosed other quotes.

Perhaps that is why Carl Fitje continues to run for the board even though he has his unit for sale. As of this writing, Carl Fitje has his unit in Atlantis for sale and Fred Hein has one of his two (2) units listed for sale. It concerns me that 40% of our board is trying to divest themselves of either some or all of their

ownership in our corporation. If this was a publicly traded company and 40% of the Board of Directors were selling shares, I would wonder why.

If they were selling off their shares, yet wanted to remain on the board, I would think they were stealing from the company.

I believe that we have sufficient evidence to request a full investigation, by authorities, if necessary, to require a full accounting and disclosure of all of these.

The changes that are being proposed to our condo documents should be closely scrutinized to prevent even further director control and potential abuse.

Last year, I put a lot of effort into an association website, which was started in 2001, to help improve communications with the Atlantis III owners (<http://www.AtlantisCondos.org>). The board wants to hire an outside company to put together a website for our association. I believe that the board does not want me involved because I am making it too easy for the owners to keep track of what is going on.

I think that the board is wasting money on such an effort solely for what appears to be pursuit of a grudge against me individually, an owner, who wants nothing more than proper information, accounting, and adherence to the bylaws.

Please note, I am willing to continue maintaining the website at no charge to the association, and I have told at least one board member of my offer, but they have still refused to acknowledge or take advantage of my offer.

Many of you have contacted me before and encouraged me to continue my efforts as a watchdog over this board. Rest assured it is happening.

Sincerely,

Greg Dirasian
(248) 417-2217
greg@AtlantisCondos.org

P.S. Feel free to call me. If I don't already have your email address, please send it to me. If I have your email address, I can enable you to use the Owners section of my web site.