

June 16,1989

To: The Silver Springs Condominium Associations

From: Dale Boschetto
Silver Springs Homeowners Assoc. (Single Family)

Re: Ongoing negotiations with developers, Widdows/Barnes.

Dear Trustee:

Attached is our response memorandum to the developers proposal of June 1,1989.

This response was formed through the application of specific input from our homeowners at a special meeting called for this purpose, it was prepared by, our counsel, Scott Welling. In the memo we attempted to address those concerns that are of importance to this association. We were very careful to address those areas of the developers offer that we considered vague and unsupportable. If you will take the time to compare the documents you will notice that the developers make suggestions as to what they might do, but there are no indications of specific performance that would absolutely take place by or on a given date or at a given event.

Subsequent to this memo, the developers have had conversations with our counsel. In those talks they indicated that this was not a set proposal and that they knew of a "fall back" position developed at the homeowners meeting. Also they expressed a position that they are not willing to allow myself to appear as part of our negotiating team. This item will be covered in one of our Trustees meetings. In the meantime there are allegations that the Condominium trustees support this request that I not participate in negotiations.

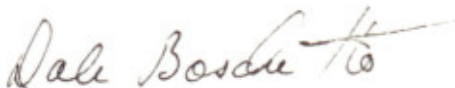
These are serious matters that must be addressed. It is in all of our interests to continue to participate to reach a successful conclusion. If you have doubts about any one individuals ability to represent what they believe to be the best interests of their associations members then that issue should

be resolved. It is, however, an issue that should be resolved among us, as a group, not something that should be allowed to be responded to by external pressures.

As of this date, the developers have not shown a good faith intent to resolve those issues that are of concern to us. It is rumored that the developers intend to appear before the Planning Commission on June 27 and ask for plat approval. If at that time you find that all of your concerns have been addressed I'm certain that you will have signed some sort of document that will indicate that.

It should be apparent that a meeting of all of the association representatives is in order. If you could attend such a meeting please call our counsel, Scott Welling, at 649-8406 and let him know when you will be available.

Thank you for your time.



Dale Boschetto
President, Silver Springs Homeowners Assoc. 1