

**SHELBORNE OCEAN BEACH HOTEL
CONDOMINIUM ASSOCIATION, INC.**
1801 COLLINS AVENUE, MIAMI BEACH, FL 33139

August 2, 2010

To: All Unit Owners

As you are aware, the Association is presently repairing and updating the Association's property (including elevator modernization, exterior painting, pool repairs and lobby area repairs). In order to complete the renovations to the Association's property, the Board of Directors adopted a Special assessment on July 29, 2010.

Specifically, at the July 29, 2010 meeting of the Board of Directors, the Board adopted a Special Assessment in the amount of \$2,000,000.00, to be paid by all Unit Owners in proportion to each Unit Owner's interest in the Association, over three (3) months commencing September 1, 2010. Specifically, the Special Assessment approved by the Board of Directors upon residential Units are as follows:

Residential Units:	\$2,149.00 due September 1, 2010;
	\$2,149.00 due October 1, 2010; and
	<u>\$2,148.00</u> due November 1, 2010
	\$6,446.00 TOTAL

The Board respectfully requests that you remit your payments timely, as timely collection of the Special Assessment is necessary to complete the repairs/renovations prior to the up coming winter season.

The Board thanks you in advance for your anticipated prompt payments.

Sincerely yours,

Board of Directors
Shelborne Ocean Beach Hotel Condominium Association, Inc.