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RE: 1999 UPDATE

Dear Neighbors:

Your Homeowners Board began the year with a comprehensive review of our budget. We switched several vendors which we had inherited from Lennar Homes and we were able to save enough money to cut the dues last year.

A number of committees were organized and we have at least three effective committees consisting of a number of your neighbors.

At our Arbor Day picnic we raised approximately \$450.00 to plant trees. We will be planting by the first of the year.

We approved a number of capital improvements including irrigating and sodding the area by the lift station. We also approved and completed the landscaping in the entrance (after the road construction). The city of Lake Mary shared in some of those costs and now our entrance is getting back to being "first-class".

Our board members have worked extremely hard to inform the community and gain consistent compliance with the association rules. Many of you received letters from the association to correct certain problems and virtually without exception, all the problems were cheerfully corrected. Thank you.

The board is in ongoing negotiations with Lennar Homes and the City of Lake Mary to obtain a wall for the northern boundary. We hope to finalize this by the annual meeting in December.

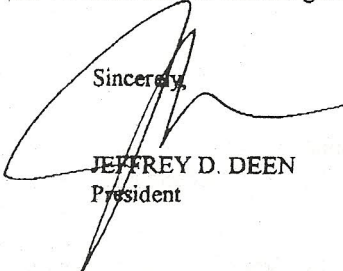
Upcoming projects that your board is working on include:

- A. Lake beautification for all the lakes.
- B. Completing final plans for the wall.
- C. Tree planting project.
- D. Increasing participation from the community on other projects.

Please be alert for notice of the time and place of the annual meeting. **REMEMBER YOU MUST ATTEND OR SIGN YOUR PROXY AND RETURN IT** or we will waste much time, effort and money. We have to have this meeting. Let's (**PLEASE, PLEASE, PLEASE**) not repeat last year. We are expanding the board from five members to seven and we lose Gayanne Beard (our secretary) this year. If you are interested let one of us know.

I have enjoyed being your president and I look forward to another great year. Thanks.

Sincerely,


JEFFREY D. DEEN
President

JDD/tl

**ANNUAL MEETING IS DECEMBER 1, 1999.
TIME AND PLACE TO FOLLOW.**