

St. Tropez Ocean Condominium Association Inc.

Memorandum

Date: August 12, 2005
To: Residents
From: Ileana Lopez, Manager

Re: Hurricane Shutters

I would like to advise to all unit owners that the Board of Directors has decided to move forward with adopting specifications for hurricane shutters for the building. While the developer has repeatedly advised us that the building's windows comply with all applicable building codes for hurricane impact and wind load resistance in existence at the time the building was constructed, in making this decision the Board has seriously considered and taken to heart the opinion of those owners who would still like to install shutters as an additional layer of protection and piece of mind. As a reminder, it will be up to the individual unit owner to pay for the cost of installing shutters in their unit, and the Board will also outline rules and regulations regarding the timely removal and storage of shutters once the threat of a hurricane has passed.

The precise hurricane shutter specifications will be determined and communicated to you as soon as possible. Until then, please feel free to contact the Building Manager should you have any questions.