

April 18, 2013

Dear Homeowner:

I have been the HOA Board Treasurer for the last year and I am contacting you to thank you on your support this past election. Presently, I am not writing on my official capacity but as a homeowner.

I believe that being resident or investor on Park Mediterrania HOA creates the same degree of interest and care for the value of our units and the issues affecting our HOA community. I disagree to the idea that because some owners are investors do not care about this place and should be denied voice and opinion.

I am enclosing copy of letter I delivered on a past meeting. It shows the secret purchase authorized on 01/2011.

Due to my discovery on 02/2011, several concerned homeowners forced a "ratification meeting" on 04/27/2011 by such Board for the purchase occurred three months before. Regardless, first unit was purchased and escrow closed on 12/2010 and second unit's escrow was also initiated on 12/2010. Who authorized those transactions?

A special meeting to the Board was requested by homeowners to obtain explanation on such illegal purchase. Instead, WSR, previous management company, appeared without any board Member on 06/07/2011. At such date, WSR only explanation was that on 05/2010 meeting a discussion was held. This is a lie.

I have copy of 05/2010 meeting agenda and minutes as there it was never such discussion. However, a FAKE copy was created and given to a concerned homeowner at WSR office. I will ask, Mr. Ralph C to post a copy on his website created for Park Med. <http://www.r-a-lp-h.com/park-mediterrania>

**To add insult to the injury, and to a more secret and illegal intentions by such Board, the purchase prices paid were exorbitant. The fair market value of units were between \$52,000 and \$56,000 BUT OUR BOARD PAID \$82,000 AND \$86,000 FOR EACH UNIT? WHY? Who secretly profited for such \$30,000 difference?**

It is very unfortunate that four new members, elected last year, are being blamed, accused, and attempt a removal only for trying to discover illegal transactions. Several of those same people are trying to get back to the Board to keep hiding illegal actions and to, WHAT ELSE ARE PLANNING TO DO?

I oppose against any recall. And a lot of other owners also oppose to the Recall.

But if unfortunately a recall is approved, I will not want to serve on the Board. I feel that my education and experience in Accounting, Tax Accounting, Real Estate Investment and Ethics values will preclude me of joining others on secret actions.

I will, as I have been, available for individual assistance on any issues that you may have regardless the outcome. 909-254-3903 [Ddalilasteve@aol.com](mailto:Ddalilasteve@aol.com)

signed  
Dalila Rosales