

Alliant Property Management, LLC

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September 11, 2008

The Enclave at Palmira IV Condominium Association, Inc. Introduction Letter

Dear Association Member:

We are pleased to announce your Board of Directors recently selected Alliant Property Management, LLC to manage your community beginning September 1, 2008.

One of the many responsibilities of your management company is to assist the Board of Directors with the enforcement of your association's Declaration of Covenants and other documents governing your community, which set the standards for the character, control, composition, and conduct of its residents. We will advise and assist your Board in the general operation of your community in compliance with the Association's Documents, and Florida Statutes.

Our experienced and professional team will keep all records of the Association, assist the Board in the evaluation and purchase of insurance, maintain the register of owners, officers, and directors, process sales and rental applications, and Estoppel letters in coordination with realtors, attorneys, and title agents. Our accounting department will handle accounts receivable, accounts payable, monthly financial statements for the Board of Directors, monitor the owner payments, and mail late notices when accounts are delinquent.

Alliant Property Management is committed to providing comprehensive management services to our clients. Managers and staff at Alliant are trained within a high level of customer service. Continuing education for our assigned managers is a priority.

The Rules and Regulations (Covenants) of your Association are clearly spelled out in the Association Documents and By-Laws. All complaints or questions regarding violations of the Rules and Regulations should be directed to the Board of Directors, in writing, and mailed to Alliant Property Management, LLC, at the following address:

**The Enclave at Palmira IV Condominium Assoc., Inc.
c/o Alliant Property Management, LLC
6719 Winkler Road, Suite 200
Fort Myers, FL 33919**

In case of an emergency regarding any common area within your community, we are available 24 hours a day, 7 days a week. Please call us at 239-454-1101. Naturally, if the threat is a fire or threat of personal injury, power outage, etc. you should contact the appropriate local agency or call 911. Calling us first would only delay the immediate assistance you may require.

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The 4th quarter maintenance assessment fee for your association is \$1,614.00. An invoice is enclosed. The assessment fee is always due on or before the first of each quarter. Please keep in mind it is important your fees are paid in a timely manner to ensure a smooth operation of your Association, and to avoid late charges and interest fees up to 18% per year.

**Always make your check payable to: The Enclave at Palmira IV Condo Assoc., Inc.
Do not mail payments to the former management company.**

If you currently have the Direct Debit method of payment set up through the former management company, this will not be accepted as a payment method. You will need to send a check to pay your association fees. If you are using a financial Bill Payment service, please remember to change the mailing address to the Alliant address.

We will make every effort to make this a smooth transition; however, there may be some delay in postings to owner accounts during this management change. Please be patient with us.

We would like to take this time to introduce Christina Wiggins, CAM, who will personally manage your association along with the back-up support team of professionals on staff at Alliant. Christina will oversee the day to day operations of your community while working closely with your Board of Directors.

You will find enclosed, the "Owner Contact Information Form". Please take a moment to fill this out and mail it back to us so that we are certain we have the correct information. If you have someone else residing in your home, renting, etc., you may add another name for mailing purposes, but you may not delete the legal name on the account. Please keep in mind the name on the account *must* be the name that appears on the Warranty Deed.

We look forward to a long term, effective management relationship with your Association. Please do not hesitate to call our office should you have questions or concerns.

We thank you for choosing Alliant Property Management, LLC.

Very truly yours,

Jack Strohm

Jack Strohm, CAM, CFPM, President

Attachment

CC: Christina Wiggins, CAM