

CONDOMINIUM

August 1, 2020

All Unit Owners

RE: Administrative Appeal of the 2020 Real Property Tax Assessments On Behalf Of All Unit Owners

Dear Unit Owner:

Pursuant to Florida Statutes Section 194.011(3)(e), the Board of Directors of the Condominium Association (“Association”) has retained Christopher M. Bates, Inc. (“CMB”) to file a single joint petition on behalf of all association members to challenge the preliminary 2020 real property assessments on the individual units. There are a number of advantages to filing a single joint appeal that will hopefully result in lower real property taxes for each unit owner.

Pursuant to Section 194.011(3)(e) of Florida Statutes, each unit owner has the right, within 20 days of this correspondence to elect, in writing addressed to either CMB or the Association’s management office, not to be included in the joint petition. However, as CMB has been retained on a contingency fee basis (25% of the Tax Savings without regard for any early payments discounts or late payment penalties), the only fixed cost to the Association is \$5.00 per unit (as opposed to \$15.00 per unit if filing as an individual unit owner).

A copy of the executed contract is available for inspection in the management office. Per agreement with CMB, each unit owner is responsible for the payment of CMB’s 25% contingency fee if an appeal is successful. Failure to pay would subject you to legal action for payment of the contingency fee, and attorney’s fees or other legal costs.

Proposed property taxes must be paid timely to ensure the Value Adjustment Board appeal. Furthermore, in order to guarantee the 4% early payment discount, we recommend you pay the property tax bill pursuant to the November statement and be advised that any reduction negotiated or granted by the Value Adjustment Board will result in a tax refund to you.

Please, feel free to contact us at any time.

Sincerely,

_____ CONDOMINIUM

By: _____

Title: _____ Date: _____