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OF COUNSEL

LAURIE S. POOLE

December 4, 2007

RE: Playmor Terrace Homeowners Association / Notice of Recall and Bylaw Amendment Vote
Our File No. 2382

Dear Owners:

As you may know, the Law Firm of Peters & Freedman, L.L.P., represents the Playmor Terrace Homeowners Association ("Association"). The purpose of this letter is to advise you of the outcome of the vote to recall the Board and to amend the Association's Bylaws tabulated on the evening of November 19, 2007.

There were 115 envelopes submitted to the Inspector of Election. Once the envelopes were opened it was noted that 114 ballots had been submitted and one owner had sent a dues check in the ballot envelope as opposed to a ballot. On the evening of November 19, 2007, I announced the results as follows:

Recall of Board of Directors

53 Yes 55 No 6 Abstentions = 114 votes

Proposed Bylaw Amendment

55 Yes 46 No 4 Abstentions = 105 votes

For the Board recall to have been successful, a total of 58 votes would have been required in favor. This number of affirmative votes was not reached and the recall effort failed.

For the Bylaw Amendment to have been successful, a total of 86 votes would have been required in favor. This number of affirmative votes was not reached and the Bylaw Amendment failed.

A question was raised regarding the discrepancy between the votes cast for both measures. The ballots were double counted and the same number of votes reached. The discrepancy did not make

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sense, but even if the 9 missing votes had been cast in favor of the Bylaw Amendment, the result would not have changed. An additional 31 votes were needed to have been cast in favor of the Bylaw Amendment for the amendment to have passed.

The Inspector of Election reviewed the ballots and count sheets on the morning of November 20, 2007, and determined that there was no error in counting, but that the tabulation sheets had not been added together correctly. There were 9 abstention votes that had not been added to the total. The tabulation results of both measures as certified by the Inspector of Election, therefore, is as follows:

Recall of Board of Directors

53 Yes	55 No	6 Abstentions	= 114 votes
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Proposed Bylaw Amendment

55 Yes	46 No	13 Abstentions	= 114 votes
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Based on the votes cast, neither measure passed.

On the evening of the meeting to tabulate these results I announced to all members that given how close the voting on the recall matter had been that the underlying issues would likely not simply vanish. I recommended that a proponent of the recall perhaps meet with the Board in an effort to discuss the issues underlying the current dissension. Given my mediation background, I also offered to attend and attempt to mediate a resolution. It is my hope that rather than the continued unnecessary attacks, hurtful words and publications and ill-advised challenges, this more forward-thinking and positive avenue can be explored.

If the Board so chooses, I look forward to working with the Association towards resolving underlying issues and creating a more positive and harmonious community. Everyone should keep in mind that at the end of the day, unless you are planning on moving, you will all remain neighbors. Better to foster a positive relationship than to burn bridges and create animosity.

Very truly yours,

PETERS & FREEDMAN, L.L.P.


James R. McCormick, Jr.

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