

Choice Property Management Group, Inc

May, 2011

Dear Homeowner,

It is our pleasure to have been selected by your Board of Directors as your new Community Association Management Company. Effective June 1st, 2011 we will begin our services and we are looking forward to working with you and your neighbors to provide you with the best management service available. We are confident that you will be pleased with our services and we welcome your comments, questions or concerns during this transition of management companies and throughout our time as managers.

It is important that you become aware of the following changes as soon as possible and that you implement the changes immediately. As such, please keep this letter in a safe place for future reference if needed.

Questions and Answers:

1. Q: Why are we changing Management Company?
A: This question is the first question that homeowners ask us when we take over a community's management. This is a question that our office is unable to answer and therefore we kindly ask that you please take the time to contact your board of directors for an explanation if needed. You may send us your request in writing and we will gladly forward it to your board for a response.
2. Q: Where do I send my monthly maintenance dues for June 2011?
A: Please mail your June payment to the following address. **PLEASE REMEMBER TO MAKE YOUR CHECK PAYABLE TO OCEAN WALK AT SOUTH BEACH CONDOMINIUM ASSOCIATION.**

**Ocean Walk at South Beach Condominium Association
C/O Choice Property Management Group, Inc.
6175 NW 153rd Street, Suite 103
Miami Lakes, Fl. 33014**

3. Q: Will I have a new account NUMBER?
A: No, we will continue to use your previous account number. Please make sure that you always write your account number on the memo part of your check. This helps us identify your payment accurately and avoid posting errors.
4. Q: Will I be receiving a new coupon book?
A: No, please make sure that you update our address on all your coupons.
5. Q: What if I already sent my June 2011 payment?
A: Please call your bank and confirm that your payment has been deposited. Your previous property management company should alert us of the payment. However, please call us after 6/01/11 to confirm it was properly applied to your account.

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6. Q: Can I drop off my payments at the Management Office
A: You may drop off checks at our office starting 7/01/2011. Prior to 7/01/11 please mail all your checks to the address above. .
7. Q: Who do we contact if we have any questions, comments or concerns?
A: You may contact Stephanie Garcia, Administrative Assistant, Office 305-362-9827, Fax 305-362-9828.
8. Q: Who is our new community association manager?
A: Your new manager is Lazaro Torres and his assistant is Stephanie Garcia.
9. Q: Where do I call if I have questions about my balance, violation, or any other concern?
A: Please direct all your inquiries to Stephanie Garcia 305-362-9827. You may also contact us via email at info@choicepmg.com. Please allow 24 hours for a response.
10. Q: If I have an emergency between 5pm and 9am?
A: You may leave a message with our answering service. Someone will call you as soon as possible depending on the emergency.

Once again, we look forward to providing you with great service and we are confident you will be satisfied. As with any other Association's management company transition, we ask that you be patient while we organize your Community's accounts and balances. With that said, thank you for putting your trust in our company and let's get started on making Ocean Walk @ South Beach Condominium the best it can be.

Sincerely,
Choice Property Management Group, Inc.
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Miami Lakes, Fl. 33014
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