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November 5, 2010

**Unit Owner  
c/o Property Manager**

**RE: November Tax Bills (Tax Year 2010)**

Dear Unit Owner:

As it is November, you should have recently received your property tax bill. If you have not received your property tax bill, you can obtain a copy online at [www.miamidade.gov/proptax](http://www.miamidade.gov/proptax). Our firm was retained by the Condominium Association to appeal the 2010 property taxes for all units in your condominium in accordance with Florida Statutes 718.111(3) and 194.011(3)(e). If you opted out of the appeal, please disregard this letter.

We timely filed an appeal to the Value Adjustment Board on behalf of the unit owners. Although we have filed the appeal to the Value Adjustment Board contesting your assessments, we recommend that you pay your taxes in November to take advantage of the discount for early payment. If the appeal is successful, you will receive a refund from the tax collector's office.

A record number of appeals filed in recent years has caused a backlog of cases before the Value Adjustment Board. The Clerk of the Value Adjustment Board has advised that 2010 hearings will likely not begin until April of 2011 and will likely run through December 2011. The scheduling of hearings is done by the Clerk of the Value Adjustment Board and we have no control over scheduling and we do not have the ability to expedite the hearing date.

Should you have any questions, please do not hesitate to contact Ricardo Neves of this office at [condotax@brvmlaw.com](mailto:condotax@brvmlaw.com).

Very truly yours,

Nathan Mandler

**YES, WE HANDLE COMMERCIAL PROPERTY TAX APPEALS:** If you or your company has commercial property of any type in Florida you would like us to review for potential appeal to reduce property taxes, please contact us at [propertytax@brvmlaw.com](mailto:propertytax@brvmlaw.com).