

# **Winchester Courts Homeowners Association, Inc.**

c/o Sea Breezed Community Management Services, Inc.

4227 Northlake Boulevard

Palm Beach Gardens, FL. 33410

Tel: (561) 626-0917 Fax: (561) 626-7143

**[www.seabreezecms.com](http://www.seabreezecms.com)**

September 13, 2017

## **RE: Notice of Board Meeting to Levy Special Assessment**

Dear Winchester Courts Homeowners:

The Board Meeting to be held on **Thursday, September 28, 2017 at the Sea Breeze Office, at 6:45 pm, 4227 Northlake Boulevard, Palm Beach Gardens, FL 33410** will also include the Board review and vote to levy a Special Assessment against the four owners in building #44, 4270 A, B, C & D for \$275.00, to be paid equally by the four owners, for water/sewer pipe repairs to their building. Once the Special Assessment passes by the Board, an invoice will be sent to each unit owner.

The Association's Declaration Article IV, Section 5 states:

Special Assessments for Limited Common Property. In addition to the assessments authorized above, the Association may levy, in any assessment year such amounts as are necessary for the repair, replacement, cleaning and maintenance of the Limited Common Property, which expenses shall be borne equally by the four (4) Owners of the Units located in the structure for which the work is done, unless it can be determined that a particular Unit Owner or user specifically caused an item of damage or excessive wear. Upon the expenditure of funds by the Association for any such purpose, the Unit Owner(s) in the structure shall be assessed for his share of the expense. The assessment shall be due and payable thirty (30) days after billing, and all sums unpaid after thirty (30) days shall bear interest at the rate of ten (10%) percent per annum from the date due until paid.

Sincerely,

Laura Carlisle, LCAM

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On behalf of the Winchester Courts Board of Directors