



**The Galaxy Towers
Condominium Association**

March 2, 2004

Dear Residents,

Recently, Management and the Board of Directors have been the targets of a negative campaign by a handful of residents who, no matter what is shown to them, refuse to accept the fact that the Association and those who govern and manage it are doing so in a professional and legal manner that conforms to state and local requirements. Instead, they continue to make unfounded allegations – among a host of frivolous allegations, too numerous to list in this letter – that we lack permits, licenses, and insurance for contractors who are working on our projects. Some of these people have tried, unsuccessfully, to interrupt the operations of the GTCA as well as the Town of Guttenberg. At this time, all that they have successfully accomplished is an unnecessary increase in our operating costs, as we spend time and money to combat their constant and almost daily interruptions.

Enough is enough. We believe that because this small faction is now costing you money, as we are compelled to use our attorneys to address their unfounded allegations, Management must address the issue directly to you in order to put the rumors and untruths to rest, so that you can be at ease, and we can move forward to manage the property the way it should be and has been managed... professionally and lawfully.

Please be assured that we have all necessary permits and insurance certificates that are needed for all of our projects. Additionally, our independent insurance consultant reviews all insurance certificates and the related contracts before they are signed. Our contractors are ALL sufficiently insured, and adhere to the requirements that are set forth by the GTCA. This review is and has been standard operating procedure and has been done every time we have negotiated a contract.

Finally, don't just take my word for it... you don't have to. On the other side of this letter is a copy of a letter from the Mayor of Guttenberg, David Delle Donna, who wrote to me, as a result of the false rumors that are being perpetuated, and the needless disruptions that are being aimed at the GTCA and the Town, assuring me that **we are in compliance with all Town regulations.**

I personally want to reassure you that since I have been here, the Board and Management have always directed that all Association activities be handled properly, in accordance with generally accepted operating procedures and in compliance with all laws. I have been a professional residential property manager for more than 18 years. As directed and supported by your Board of Directors, I only do things lawfully and professionally. I never have, nor would I ever compromise the Galaxy (or any other building), nor would I risk my personal and professional reputation by doing anything that was not proper, lawful and prudent.

I hope that you will rest assured that the Galaxy is moving forward with our repair and restoration projects in a timely, professional and lawful manner. Please do not listen to rumors and innuendo that are being promulgated by a few people with an agenda that is unclear to us, but that we firmly believe is not in the Galaxy's or its homeowners' best interest.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Fitzpatrick", is written over a printed name and title.

Susan Fitzpatrick
General Manager

SF:mm

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