



December 10, 2007

Dear Blue Tree Resort Owner,

This has been a very good year for your Association. We have reaped the benefits of having our dedicated Check-in and Operations facility completed last year and the four-year unit refurbishment project completed in 2006. The satisfaction of our owners and guests reflect these achievements. In 2007, we made significant strides in improving the resort, particularly in the service that we strive to provide. We have been very interested in gaining an understanding of the wishes and desires of our fellow owners, and we continue to act on your feedback. We are proud to announce the following accomplishments.

- Wireless and wired Internet available in all units.
- New door locks installed on all unit doors.
- Window screens installed on all unit windows.
- New playground equipment and new carpet installed on the mini-putt course.
- The activity program has continued and expanded. We now offer concierge ticketing and park shuttle service.

We are happy to announce to you that the following items are slated for completion in 2008.

- Resurfacing of all pools (including spas) to be done in phases so that only one pool is unavailable at any one time.
- Installation of televisions in the second bedrooms of all two-bedroom units.
- Replacement of all awnings at pool #1.
- Replacement of all balcony furniture in Deluxe units and selected pool furniture.
- Replacement of washers/dryers and air conditioning units as needed.
- Replacement of remaining tile shower stalls in Deluxe units.
- Repair of breezeway roofs in several buildings.

This year is a year for replenishment of our reserves. As you can see, we have not planned the ambitious renovation projects as in the last few years. However, through judicious monitoring of expenses, reduction in property insurance premiums, and healthy revenue from our delinquent rental program, we were able to **reduce** the maintenance fees in the budget approved by the Board of Directors in October 2007. We pledge to judiciously and conservatively manage the Association funds to make your ownership a pleasure rather than a burden.

We are pleased to provide the enclosed materials in preparation for our Annual Meeting. The Association **did not** have a quorum at last year's Annual Meeting and as a result we urge you to take a moment to complete your proxy and send it in **now**. It is critical that we are able to hold an official Annual Meeting and the only way that we can do that is to receive proxies from at least 15% of the owners. Once again, two of the three Board seats are available for election by the owners (the Developer holding the third) and once again we are asking for your proxy. It is extremely important that you return the enclosed proxy, as it is the only one authorized by the owner's Association. *NOTE: You may also fax your proxy to the firm of Averett, Warmus, Durkee, Bauder & Thompson, CPA at 407-849-1119 or email to proxy2007@bluetreeowners.org.*

We ask for and appreciate your continued support. Please consult the Association website for updates at www.bluetreeowners.org. Your owner representatives on the Board of Directors are available via e-mail and telephone for personal responses to your concerns.

Sincerely,

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