

**OCEAN DUNES OF HUTCHINSON ISLAND
CONDOMINIUM ASSOCIATION, INC.
10980 S. Ocean Drive Jensen Beach, FL 34957
561-229-2244**

September 30, 1999

Courtyard By Marriott
10978 South Ocean Drive
Jensen Beach, FL 34957

Attn.: Mr. Pat McGeown

Subject: Costs of the shared facilities.

The letter dated Sept. 13, 1999 was submitted to introduce this subject and it listed approximate dollar amounts to advise the Courtyard of our intentions. Accompanying the letter were invoices for 1998 electric and water using the 40/60 ratio erroneously. Please disregard those invoices.

As stated in the Sept. 13 letter, a review of the documents establishing the shared facility (containing the Emergency Generator and the Fire Pump) between the Jupiter Corp. (predecessor to Courtyard by Marriott) and Ocean Dunes Condominium will show that the documents were revised in 1985 removing the share ratios of 60% and 40% and establishing the share ratio to be based on each facility's water consumption annually against the total water consumption of both facilities.

A review of the water consumption for 1998 shows the Courtyard used 8452 thousand gallons and Ocean Dunes used 2044 thousand gallons totaling 10496 thousand gallons. Using these amounts as typical, the share ratio calculates to be 80% and 20%. A review of the water consumption for part of 1997 and part of 1999 shows similar ratios.

Over the years 1992 - 1997, a total of \$ 7071.04 was paid to the Courtyard by Ocean Dunes relating to the Generator and Fire Pump. This amount was billed at 40% share ratio. Using the correct share ratio of 20%, the correct amount would be \$ 3535.52. Enclosed is an invoice for \$ 3535.52 due Ocean Dunes. The error goes back to 1985, but this adjustment should suffice.