

See below for the update.

RETREAT AT WEKIVA HOMEOWNERS ASSOCIATION, INC.

c/o Sentry Management, Inc.

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December 10, 2010

TO ALL RETREAT AT WEKIVA HOMEOWNERS

Re: DEVCON ALARM CONTRACT

When Retreat at Wekiva was originally built, the developer contracted with Guardian Security Services to provide alarm monitoring to every home. That contract was signed as a 10 year agreement and recent investigation into that contract has determined that there is still one (1) year left for the Association to be responsible to pay for the basic charge for that service. When Devcon Security purchased Guardian, the contract transferred to them with the same requirements.

This service will continue through 2011 with a termination date of December 31, 2011. After that time, each owner will be responsible to either contact Devcon Security Services to continue with their program or find another company for their individual home.

If you have not activated your account with Devcon, now is the time to do so since you are paying for this service in your Association fees. Their phone number is 800-940-4734. Tell them that you are part of Retreat at Wekiva and want your home set up for monitoring.

Have a Blessed and Merry Christmas and a very Happy New Year.

On behalf of the Board of Directors
Retreat at Wekiva Homeowners Association, Inc.

Diane M. Hilt-Hicks, LCAM, CMCA
Licensed Community Association Manager
Certified Manager of Community Associations

Update 12/14/2010

Retreat of Wekiva Residents,

We appreciate your understanding and concerns regarding the contract situation with Devcon Security. Many of you have reached out to express support and suggestions for the future of our community. At present, the terms of our agreement mandate that we pay for their services for every home in the community. This includes homeowners that do not use the service; including, vacant and foreclosed homes.

Our community is still under this contract until the end of the year 2011. At that time, the Board of Director's along with Sentry Management will meet with all residents in an announced public forum. There we will examine the annual budget, account receivables, and reserve study results to determine if we can decrease the monthly assessments or allocate the funds to better serve our neighborhood. In the mean time, we encourage all residents to join us in the preservation and improvement of the value of our community by attending meetings and participating in discussions about how to manage the present and future of the Retreat of Wekiva.

Retreat at Wekiva Board of Directors