

Stratone Court Management Ltd

Azelin Court's Management Company

C/o Nationwide Property Lettings, Queens House, College Court, Swindon SN1 1PZ

Tel 01793 513130 Fax 07092 307819

www.azelincourt.co.uk

6 September 2006

Dear

Azelin Court Management

Please find enclosed a formal notice of the AGM for Stratone Court Management Company Ltd.

I would urge all owners to attend this meeting. After a brief formal agenda regarding the adoption of the accounts to 30 June 2005 (*accounts to 30 June 2006 not yet provided by CPM*) the future management of this site will be discussed. The directors have proposed that the company assume direct management of Azelin Court and use the money saved from not employing CPM as agents, on maintaining and improving the site. The directors are seeking the support of other owners for this action.

Your current directors are:

Gary Sumner - a partner in Nationwide Property Lettings who has many years experience of managing property for a large portfolio of investment landlords and is himself an investment landlord.

Nick Fisher - is known to most of the resident owners, he is a longstanding director of Stratone Court Management Company Ltd and has lived at Azelin Court for many years.

I have recently been appointed as Company Secretary by the directors:

My name is **John Morris**; I act as Company Secretary for a number of companies on a professional basis and am involved in the management of several residents' management companies in Swindon. I am also an investment landlord.

The directors will provide details of the reasons for their proposal to terminate CPM's contract and welcome questions on the matter. Should the proposal be agreed, new Service Charge invoices will be issued for the financial period 1 July 2006 to 31 March 2007 at the agreed rate of £292.50.

Please note that the previous Service Charge demand for £441.42 issued by CPM covering 12 months was:

- a) not approved by the directors and
- b) is not a legal demand for payment.

You may wish to withhold to payment of CPM's invoice and to cancel any Standing Order that you may have set up for payment until after the above meeting.

Yours sincerely

John R Morris FCMA
Company Secretary