

Hello neighbors,

My name is Ashley Trop. I have lived in the Towers for approximately 28 yrs. and I am currently the owner and full time resident of apartment D-602. I am running for a seat in the Board of Directors for the Towers of Key Biscayne, because I believe the current BOD is taking the Towers in the wrong direction and there is a desperate need for change. In my opinion, the current BOD have shown themselves to be incompetent and in breach to the fiduciary duty to the owners of the Towers.

While I believe there have been many shortcomings, I am only highlighting the most costly recent examples. The window project resulted in an unanticipated green tint to our windows; the windows leaked upon initial installation and the entire misguided project cost owners \$13,000,000.00 That puts it at the top of my list. We have recently learned that the sliding glass doors, installed only a few years ago, did not receive a proper permit.

Work on the phase II pool was also brought to a halt by yet another failure to pull proper permits. The inattention to detail evidenced in the above examples continue. Recently, the Board was willing to spend \$900,000.00 to correct a supposed fire code issue with the exit doors, only to be told by an owner that there was no fire code violation. The owner proved to be correct. This slipshod oversight leads to budgetary excesses and increase condo fees for owners. I will work to improve oversight, trim expenses and see that The Towers of Key Biscayne operates with a strong sense of fiscal responsibility with OUR funds.

It is especially troubling that it requires only 5 board members to overturn the bylaws that we were all led to believe rule how this community operates. Such important decisions must be opened to the entire community of owners, not just a few members of the board. Everyone's voice should be heard and important decisions should be made thoughtfully and carefully, rather than pushed through rapidly so the board can conveniently do as it pleases. It is important that owners have ready access to information on all projects, that communications be clear and thorough and that the board actively solicits owners opinions through various ways to reach as many owners as possible. There must be increased transparency and, even more importantly, increased accountability.

I am a graduate of the University of North Carolina at Chapel Hill and a graduate of the University of Miami School of Law. I am currently 95% owner of Plants in Design, the largest Bromeliad Nursery in the USA. I am a retired Miami Beach Firefighter and served as a fire inspector for them. I have worked for a real estate developer managing shopping centers and working construction jobs. I was a Market Maker on the Chicago Board of Options Exchange. I will use all of these experiences in a way that insures that the Towers will be a well run community, that values all owners and their opinions. I look forward to working with all of you for the benefit of the homes we love.

Sincerely,
Ashley Trop