



Associated Property Management
of the Palm Beaches, Inc.

ASSOCIATED PROPERTY MANAGEMENT OF THE PALM BEACHES, INC.

COMPANY OVERVIEW

Associated Property Management (APM) was formed in 1988 to fill a void in the Association management industry in Palm Beach County, Florida. This void in the market was in the form that most management companies were not serving their clients efficiently, professionally or with putting their clients best interests first. This was evident by the high turnover of management companies serving Associations from year to year.

APM has achieved great success since 1988 by consistently serving our clients with a service that is above the industry norm. Our staff, managers and outside support personnel all take pride in providing superior service in an ever changing and demanding field. Consequently, most of our growth has been achieved by way of referrals from satisfied clients and from other professionals within the industry that we come in contact with on a daily basis.

APM has grown from a small bookkeeping firm, which provided related services to self-managed Associations, to a full-service firm providing bookkeeping, management, supervision, maintenance and consulting services to over 100 Condominiums, Property Owners and Homeowners Associations. In terms of size APM is within the "Top Ten" of management companies offering similar services.

APM enjoys an established track record of excellent service for our customers. Their expressions of satisfaction and encouragement are numerous, and we intend to continue our advances in the marketplace with more unique and instrumental services, which will not only gain more business, but help us to meet our goals.

As each client Association comes to our company, we try to assess with that Association what their major problems are; their intended solutions and their priorities in trying to meet their objectives. We have learned that each Association is unique and will have its own set of problems that must be met differently than other Associations.

In most instances, we have found that good hard work, common sense and better supervision will solve many problems. And this is just what we do as a collective organization when we work for you.

THIS BASIC FOUNDING PHILOSOPHY CONTINUES TODAY:

- By professionally and accurately assessing our clients needs with our clients input and help.
- By designing a comprehensive and cost-efficient property management and supervision program.
- By monitoring all financial transactions with a superior, timely and accurate reporting system. Included, is the back-up and personnel that is needed for consistent results.
- Finally, providing consistent service, 24-hours a day in all areas of the Associations operations.

The staff of Associated Property Management of the Palm Beaches, Inc. appreciates the opportunity to provide their services in the areas of management, supervision, operations, financial management and administration for your Association.

APM PROMISES THE FOLLOWING TO YOU AND YOUR ASSOCIATION:

- Do everything in our power to enhance your property values as cost effectively as possible and enhance the quality of life of your residents.
- Listen to the Board of Director's wishes, needs and desires.
- Provide the time, resources and back-up to achieve your goals.
- Provide 24-hour emergency service. If the "Contact" person is not available, someone from the company will respond to that call.
- Commit our resources and years of experience to serve you, your Board of Directors and your Association Members to the best of our ability.

JOHN R. MATH, FOUNDER

Before the formation of Associated Property Management, Mr. Math entered the real estate industry in 1972 and was Vice President and General Manager of the A.J. Richter & Co. Inc. of Fort Lauderdale until 1975. Richter was Broward Counties largest real estate Brokerage Company with seven offices and 135 sales associates. In 1975 Math formed J.R. Math & Co. Inc. to provide project management, property management and marketing expertise to developers, builders and financial institutions throughout the State of Florida.

A 1972 graduate of Bloomfield College, Bloomfield, New Jersey in English Literature and Business, his 34 years of a broad range of experience in the real estate industry brings to the organization and to its clients, expertise that is invaluable in many situations. Mr. Math has been on the Board of Directors of the HBCA of Palm County from 1984 to 1992 and was a Life Director of the organization. He was the 1989-1990 Chairman of the Haitian American Community Center, having served on their Board since 1987. He was trained and served as a Crisis Line Volunteer in 1986 & 1987. He was a former member of the Board of Directors of Beautiful Palm Beaches, Inc. He is also a graduate of 1982 Winter Outward Bound School - Key West, Florida. Mr. Math is also a Graduate of the 1990 Leadership Palm Beach County Program and remains as a member of the Alumni Association.

Mr. Math is a frequent contributor of articles on Property Management & Project Management for Florida Homebuilder Magazine, The Palm Beach Post, The Managers Report, Palm Beach County Magazine and NAHB's Monthly Marketing Ideas. He holds the professional designation of MIRM from the Institute of Residential Marketing - 1984 and has been a Florida Licensed Real Estate Broker since 1974.

He is also a Florida Licensed Community Association Manager. Mr. Math is 61 years old, a Florida resident since 1971.

SIMON ABREU, PRESIDENT

Mr. Abreu, oversees all operations of the company and provides direction to the staff. He trains and supervises the staff in computerized bookkeeping and record keeping. He is available to Directors on an as needed basis for special projects and applications of a financial nature.

He is a graduate of De La Salle University, Manila, Philippines in 1979. He received degrees in both Marketing and Behavioral Science. Mr. Abreu was employed with First Federal of Lake Worth from 1980 to 1985 in their accounting department. He was also a bookkeeper for McCloskey Enterprises, Inc. in North Palm Beach. F.J. Coveney Management Services, Lake Worth also employed him, as a bookkeeper, specializing in accounts receivable and producing financial statements for Associations. Mr. Abreu has been employed with Associated Property Management since its inception in 1988. He is

also a Florida Licensed Community Association Manager. He lives in Royal Palm Beach with his wife, daughter and two sons.

NANCY CLEMENTSON, VICE PRESIDENT

Ms. Clementson began her career at APM as a receptionist 15 years ago and has held positions in our bookkeeping department such as accounts payable clerk, accounts receivable, collections, payroll and bookkeeper. Nancy oversees the bookkeeping staff and trouble shoots on any client /banking problems. She has been with the company since 1995 and she lives in Lake Worth with her husband and son.

JOHN F. SEEGER, VICE PRESIDENT & GENERAL MANAGER

Mr. Seegers came to our company in early 2003 from an extensive retail background. John was the manager of several different major retail stores throughout the southeast. He is on the Board of Directors of his homeowner association, where he remains today. John is very customer orientated, is an experienced manager of personnel and will trouble shoot client problems and issues. John works as a team with the President and the Marketing Director helping with the operations and supervision of the property managers and the administrative staff. John is a Florida Licensed Community Association Manager. John lives in suburban West Palm Beach with Bichon puppy (Victoria).

AGNES WYATT-SYROS, VICE PRES. & MARKETING MGR.

Mrs. Wyatt-Syros has had an extensive association management career of more than 25 years in Palm Beach County. Agnes has performed in most areas of the management business throughout her career. She brings to our staff and clients an extensive knowledge of the association management business. She is also a skilled trainer and operations person. In addition to Marketing Manager, Agnes will also assist the President and the General Manager with the day-to-day operations of the company and supervision of the managers. She will also trouble shoot any client problems and issues. Prior to her career in association management, Agnes was employed in the residential leasing and management. Agnes is a Licensed Community Association Manager. Agnes lives in Lake Worth with her husband.