

Country Green Village of Heritage Pines, Inc.

January 8, 2009

To Whom It May Concern:

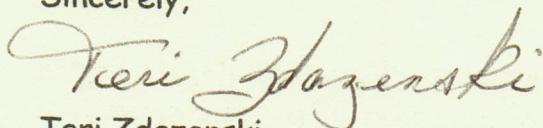
Dorothy Spriggs has been our property manager for over two months and we would recommend her company, SunCoast Property Services, to any managed community looking for a CAM licensed property manager.

When we needed to find a new property manager, we interviewed service providers who currently operate within our community and found some issues with each of them. Fortunately, we were given Dorothy's name, and upon interviewing her felt that we had found an experienced manager with a fresh approach to many of the issues we felt were of great importance.

In just over two months Dorothy has standardized our assessment collection system, and reviewed our landscape contract where she found a significant issue, and arranged to have our board meet with the vendor to resolve that issue to our satisfaction. She has provided guidance when asked, and has not hesitated to step in when needed. She understood that our new board felt strongly that it needed to be more involved in the decision making process, and more proactive when it came to resident concerns.

We look forward to a long association with Dorothy and her company.

Sincerely,



Teri Zdzenski

Country Green Village President