

ROBERT E. FRANK

Director, Sun City Anthem Community Association, Inc.
2450 Hampton Road, Henderson, NV 89052
June 22, 2008

HAND DELIVERED

SCA CAI Board of Directors

Attn: Director Roz Berman, President; Director Carl Weinstein, Vice President; Director Shirley Cheri, Treasurer; Director Roger Cooper, Secretary; Director Barry Friedman and Director Mike Dixon.
2450 Hampton Road, Henderson, NV 89052

Ms. Berman:

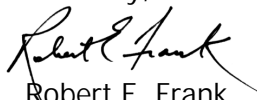
I hereby request the Board authorize during an open Executive Session on June 26, 2008 to reimburse me for the \$28,782.20 for legal services performed to date by Mr. Robert C. Maddox & Associates as described in the attached invoice dated June 12, 2008.

As you know, these legal services performed by Mr. Maddox were required to defend myself against (1) the allegations contained in the 110-page Intervention Affidavit filed against me by SCA Board of Directors President Mike Dixon on September 7, 2007; and, (2) as required to respond to Nevada Real Estate Division (NRED) correspondence beginning on September 25, 2007. The SCA Board affidavit and the subsequent NRED correspondence made me a respondent as described in Article III, Section 3.4(f) of the Amended and Restated By-Laws of Sun City Anthem Community Association, Inc. The duty of the Association to indemnify me in this matter is also set forth at NRS 116.31036.3. My initial letter to the Board advising of my need for Indemnification protection dated October 30, 2007 is attached. Also attached are the Board's Affidavit Form and the Board's letter signed by Ms. Berg on November 19, 2007.

It is unfortunate the Board did not review its affidavit and consult with the SCA attorney before writing its November 19 letter. If that had happened the Board would have discovered it was legally required to grant my request for payment of expenses for Mr. Maddox's services on this Board-initiated complaint.

However, since I had no choice but proceed to defend myself against the Board's allegations and incur the related legal expenses after becoming a respondent, I now must require full reimbursement for those legal services and related administrative costs as authorized by Nevada Statutes and by SCA CAI governing documents. I believe you should want to proceed immediately to issue the requested check. To fail to do so could be judged to be a serious breach of your fiduciary duties by exposing SCA CAI to the increased costs and public relations impacts of a law suite to recover the funds (plus interest and personal damages).

Sincerely,



Robert E. Frank
SCA CAI Director

- 5 Enclosures:
1. August/September SCA CAI Complaints and Intervention Affidavit
 2. Transcript of August 23, 2007 Removal of VP
 3. My October 30, 2007 Letter Requesting Indemnification
 4. Your Board letter of November 19, 2007 Denying Responsibility
 5. Summary of Maddox's Legal Expenses submitted for reimbursement