

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

Fellow Board Members:

This is to request that you (1) take emergency action NLT June 26, 2008 to require Director Mike Dixon to terminate his false Intervention Affidavit that illegally led to the establishment of Nevada Real Estate Division (NRED) Case IS-07-1588, and (2) schedule an open Board Hearing to review all related facts as required by our SCA governing rules and Nevada Statutes.

I also hereby request this topic be placed on the agendas for the June 26, 2008 Executive and Regular Board Meetings. This request, your responses, and all related information will be released to the community and to the public after June 26, 2008.

Please be advised that due to NRED Case IS-07-1588, legal fees in excess of \$60,000 (paid or owed by SCA) have already accumulated on this matter, and are mounting. See my correspondence on this date requesting reimbursement for out-of-pocket legal expenses of \$28,782.20. Since there has never been a SCA hearing to review the details on the issues, the SCA community is blind to the issues and costs. It is your fiduciary duty to inform our dues paying members of the facts.

In addition, if the Nevada Attorney General's staff attorney assigned to the NRED finally succumbs to the pressure exerted by Attorney Leach and others to proceed with a court hearing, SCA's legal expenses could accumulate to well over \$200,000. Much of that could be paid to Mr. Leach.

If an NRED hearing is conducted, I will aggressively defend myself. To respond to such a flagrant attempt to intimidate, harass, and retaliate against my honest objections and oppositions to many past SCA financial policies and practices, I will be calling dozens of witnesses among the many SCA board, standing committee, CAM staff, and NRED staff members. I will also be requiring many depositions and requiring that related SCA and NRED documents be produced for public review. In short, if you do not require Mr. Dixon to terminate this unjustified process now, the SCA Board of Directors will have to publically explain the circumstances and rationale, justify the financial and lifestyle impacts to our community environment, and expend valuable community dues dollars to pay for the high expenses of a future trial.

Past and current SCA Board Members have stated that you have not been provided access to my responses to the SCA Board Intervention Affidavit (Case IS-07-1588) that Mike Dixon filed on

behalf of the last SCA Board on September 7, 2007. So, for your convenience, I have attached a CD-ROM containing PDF versions of my affidavit and related documents. A copy of Dixon's original SCA Board affidavit is NOT attached. Since I consider the contents of its 47 exhibits to be irrelevant, private, defamatory, and/or grossly distorted information, I will not provide such material to anyone other than my attorneys. Mike Dixon has the obligation to provide you with the full 110 pages of that September 7, 2007 affidavit. He also must provide copies of all correspondence and emails with Mr. Leach, Ms. Waite, Mr. Alitt, Ms. Fleming, and others involved.

In addition, since Mr. Dixon submitted the intervention affidavit after receiving assistance from SCA's Attorney and our Community Manager, and after obtaining Board approval to proceed, the Intervention Affidavit and all related documents and records are official SCA records which must be maintained in SCA files and made available to SCA Members.

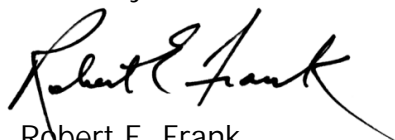
As a SCA Director you are required by law to know and be responsible for the contents of both affidavits and all related correspondence. You are especially required to deal with the SCA financial impacts of more litigation, and to make judgments on whether to proceed or to stop the process. Mr. Dixon has cost this association dearly, and you are obligated to terminate it.

I also need to advise that since Mr. Dixon used 47 board-confidential exhibits to support the original affidavit, it would not be feasible for you, or him, to attempt to claim that his affidavit was filed only on his personal behalf. As you can see in the documents, his statements clearly declare (under oath) that his claims against me were on behalf of the SCA Board of Directors, and that he was acting in his capacity as board president--after receiving advice by SCA Attorney John Leach.

Finally, when you carefully review Mr. Dixon's words and included exhibits you will see that he could only have had access to and used the specific exhibit materials in his role as a board officer. Only a SCA Director, acting on behalf of the Board, could have legally possessed and used such confidential information and exhibit items. This shows that the Board's letter to me on November 19, 2007 (that attempted to deny responsibility) was both deceitful and unenforceable.

With the above in mind, I again request that you take action NLT June 26, 2008 to respond to this correspondence by requiring Mr. Dixon to immediately initiate termination of Case IS-07-1588 and by immediately scheduling a public Board Hearing as required by our SCA governing rules. That is not only the most honorable and ethical action to take, it is your legal, fiduciary duty to do so.

Sincerely Yours,



Robert E. Frank
SCA Director

Enclosure: CD-ROM containing numerous PDF files