

Marine Terrace
Folkestone
Kent
CT20 1QB

28th December, 2005

Dear Leaseholder/Freeholder,

The Board of Directors wish to inform you of some of the forthcoming events and of recent changes in the Board of Directors of Pavilion Court Limited.

LVT hearing to determine whether the Service Charges are reasonable.

In order to resolve the serious difficulties facing Pavilion Court arising from the non-payment of Service Charges by a number of Leaseholders, Pavilion Court Limited has secured a hearing by The Leasehold Valuation Tribunal which will be held on the 9th, 10th, and 11th of January 2006. The Tribunal will take place at the Salvation Army Hall, 75-79 Canterbury Road, Folkestone CT19 5NL. Pavilion Court will be inspected by the members of the Tribunal on the morning of the 9th and the hearing will commence at 12 noon on the 9th, and on the following days at 9-30a.m. If you decide to attend directions and a map are available. Please telephone me on 01233 628538.

Changes in the composition of the Board of Directors:

In November 2005 Miss Margaret Fisher decided to stand down as Chairperson and resign as a Director. Mrs Jacqueline Lippiett was co-opted back on to the board and was elected Chairperson. Miss Rachel Pull was also appointed a Director to fill the vacancy. Both appointments will be considered for affirmation at the next Annual General Meeting in May 2006.

After long deliberation at a Board of Directors meeting on the 19th December 2005 a decision was taken, reluctantly, to suspend Mrs Christine Shearing from the Board until the next AGM. Among a number of issues is the fact that she is still in dispute with Pavilion Court Limited over the payment of her Service Charges and there is a conflict of interest at the LVT case to be heard in January.

The 2006 AGM will be held on Saturday 6th May, 2006 at Capel Village Hall, commencing at 2-30pm. Agenda, supporting papers and directions/maps will be distributed nearer that date. The unconfirmed Minutes of the EGM of 10th September 2005 from Miss Fisher (who chaired the meeting) are enclosed.

Yours sincerely,


Jacqueline Lippiett, (Chairperson)

For and on behalf of the Board of Directors of Pavilion Court Limited

Company Number 1509144

*Directors: J. Vidler (Company Secretary), J. Lippiett (Chairperson) Rachael Pull,
Registered Office: 27 New Dover Road, Canterbury, Kent CT1 3DN*