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From: <shaun.goeckner>

Date: Wed, May 5, 2021, 9:13 AM

Subject: FW: Email

To: Maria

Timothy

Telisha

From: Rebecca <Rebecca>

Sent: Wednesday, May 5, 2021 6:04 AM

To: shaun.goeckner

Subject: Email

Let's recap and go down the line.

Please email Myself and Vince with an official records request under separate cover.

Carmen currently did a records inspection and was allowed to copy items for review, with copying charges. So we will need to know what you will need copied and scanned, will get an invoice put together since it is voluminous please allow a few days. (They maybe ready sooner)

Yes, our professional advice was ignored repeatedly at the meeting. We were advised to stand down in person and via email. Keep in mind this was a members meeting, and there were Statutory and DBPR requirements, such as noticing time frames, proxy forms, secret ballot etc. Hence why we clarified our professional advice was being ignored. So that was not to harm the board, but to protect the board and the members and to the clarify the actions that were being taken were not aligned with our recommendations and or Counsels.

What I reviewed is the volunteer counters on the second round were not applying/ counting the proxies correctly. They were following Maria's advise not that of counsel. Which is probably what Carmen was referring too. At some point Vince became a peacekeeper and not a manager, which was more prudent at the time.

The issues and solutions will vary dependent on what legal opinions you will get.

My recommendations would be to reorganize(hold a duly noticed organizational meeting)So we can all get on same page, and there is clarity whom to take direction from.

We are currently having an issue with response times as it relates to ARC requests as well.

I would also recommend switching to online voting simply voting or another HOA focused online voting. (to redo the election)

Now this is all subject to your counsel and may be affected by potential DPBR complaints.

I would like to also like to have a closed, HR meeting with the board. Vince took direction from board members to stand down. We do not have "extra managers" in the wings. So Vince will have to continue assisting with the day to day operations of the association, so business will continue to run as smooth as possible. We can discuss future changes at a closed HR meeting, if the board and I reach the same conclusions.

Let's plan on call Thursday or Friday to recap/Review. I am here to help.

Dara Lahav Esq. in Orlando is another great HOA/COA legal resource as well.

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