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Dear CCFJ Governing Members,

I appreciate your time with my interest in this matter. I have some questions that I believe are fair to bring up to the heads of CCFJ, so that they have a fair chance to respond to these findings before we publish our report and advertise it in multiple regions across the state.

Potential Support for a Felon taking over HOA Board Seats:

On Monday, January 10th 2005, the CCFJ published this article [HOA -- Couple Faces Climbing Fees In Community \(ccfj.net\)](#) which is alleged to have been used by Mr. Goeckner during this time in order to make his argument to recall the board and place himself in a position of power in the Copper Ridge Community.

At the time, Mr. Goeckner was a felon and had yet to get his civil rights restored when obtaining a seat on the board between 2008 to 2018, which are the years of violations of section 720.303 of the Florida statutes.

The CCFJ also published this article on January 27th 2005: [HOA -- Better Fences Make Angry Neighbors \(ccfj.net\)](#)

Did they know that Mr. Shaun Goeckner was a felon and didn't get his civil rights restored until 2013, which means as a sitting board member, he was in violation of the statutes when they published this report, which is alleged to have been used to improve his argument when trying to recall the board.

This does give the impression that the interest, mission, and reforms of the CCFJ may be compromised as according to this record, they are receiving donations from Mr. Goeckner and Maria as early as mid-2023.

DONATION:

According to a newsletter published in 2023, CCFJ was thanking Shaun Goeckner and Maria Valdez for their donations. These are the very same board members withholding records from homeowners and changing the bylaws in an effort to limit their ability to meet quorum just months before the election. Below is an image of a copy of the content, I cannot provide the full image as it will divulge my source.

A big Thank-You to our friends Shaun Goeckner and Raymond Lawrence for renewing their membership. Thank you for your continued support, Shaun and Raymond! And a special Thank-You to Shaun and Maria for sending generous donations. Thank you so much, Shaun and Maria!

How is the CCFJ a source to protect the HOA homeowners when the very same board members that are withholding records from the Copper Ridge community and amending bylaws to their benefit in elections are donating to CCFJ and the CCFJ hasn't said anything about their behavior?

This is a big conflict of interest in my opinion. Are the donations stopping them from reporting on his case?

NEXTDOOR

On Nextdoor Mr. Goeckner said this about how the board amended the bylaws, insinuating that the CCFJ agrees with the methods employed by Mr. Goeckner and the other 3 board members Carmen Maria Valdez, Thomas Hirtzel, and former board member Tim Furr to limit the voting rights of the membership by doubling the quorum 2 months before the election.



Shaun Goeckner · Copper Ridge · 28w



Anne Hey A.M. !- except for the change in terms- so 2 Directors are elected each year- the rules surrounding Service are enshrined in Business Law- meaning, they already exist. Thats what got Treadway-Fenton in trouble, and it's been that way for hundreds of years. FI Statute 617 spells it out

"Each director shall hold office for the term to which he or she is elected or appointed and until his or her successor has been elected or appointed"

We did indeed hold a properly noticed meeting that evening and this was on the Agenda- but Alicia and Telisha & Carmen are trying to convince people that Bylaws need to follow the same path as CCR's do for Modification. They've been schooled in what the Law says but continue to cry foul about it. Still waiting for the Judge to rule. But just to be safe- never trusting a single source- I got 2 other opinions on the issue from a HOA Attorney and the Advocacy Group CCFJ when all this started....

Are they still in agreement with Shaun Goeckner in the manner in which he and the other majority board members amended the bylaws in an effort to double the quorum to strip the homeowners of their right to choose the members to take the seats that year?

WITHHOLDING RECORDS:

Case number 22-CA-005776 shows a list of missing contracts, in communications with forensic auditing firms that we work with, they have confirmed that some of the ways they uncover kickbacks are through contracts, and without them, it makes the process of uncovering kickbacks that much more difficult if access to bank accounts aren't being provided, which the HOA board under Shaun's leadership and First Service Residential are not providing access to the previous Treasurer, who has been asking for access since 2021.

If the CCFJ is proud to have board members like Mr. Shaun Goeckner and Maria Valdez donate to their organization, please explain to your readers why the CCFJ would support such behavior, when it goes against their understood goals?

If the CCFJ believes that the Copper Ridge HOA board is doing the right thing, then please feel free to ask Mr. Goeckner himself for the missing records and provide these records to the homeowners of the Copper Ridge Community.

Will the CCFJ do this?

A list of missing contracts has been provided but these are not the only records missing, this is just a sample.

Does the CCFJ believe that getting donations from the board members who are using their name as a source that agrees with them, in an effort to push a narrative that they handled the election process accordingly is the right stance for their organization over the homeowner's interest?

d. The contracts for the following are missing.

•	November 2016 – September 2021	Monthly Maintenance Fees (No Contract Provided)	
•	August 6, 2019	- Replacement of Irrigation pump that is tripping the overload	\$6,334.48
•	August 28, 2019-	Remove flush Cut (75) pine trees	\$6,077.00
•	December 20, 2019	Install 400 yards of mulch	\$18,000.00
•	December 20, 2019	Landscape Enhancements	\$7,884.00
•	December 20, 2019	Oak Ridge Signs (Budgets)	\$6,733.00
•	December 20, 2019	Oak Grove & Highland Signs	\$8,208.00
•	January 9, 2020	Installed lights in right side of entrance	\$10,384.94
•	January 17, 2020	Landscape Enhancements	\$11,832.79
•	January 17, 2020	Copper Canyon Entry East	\$13,510.00
•	February 26, 2020	E. Lumsden Rd. Entry (L-09)	\$13,570.00
•	February 26, 2020	Newbourne Way Entry (L-10)	\$7,927.00
•	March 27, 2020	Copper Ridge Hardwood Elevations	\$10,440.00
•	April 23, 2020	HDU Sandblasted Signs	\$12,840.33
•	April 28, 2020	Amethyst Way Entry	\$7,505.00
•	April 28, 2020	Mulrennan Rd Monuments	\$9,872.00
•	May 19, 2020	Filter Add Filter to Pump	\$5,515.69
•	May 28, 2020	HDU Sandblasted Signs	\$12,840.83
•	July 20, 2020	Landscape lights entrance	\$7,310.85
•	November 6, 2020	Paining of border walls	\$45,040.00
•	January 28, 2021	Prune Hardwood trees	\$6,200.00
•	January 28, 2021	9 tree removals, large limb removal	\$6,060.00
•	February 25, 2021	Install 400 yards of mulch	\$18,000.00