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**Board Certified Condominium & Planned Development*

October 27, 2026

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND U.S. MAIL**

Mr. Ellis Akins
[redacted]

**Re: Cease and Desist — Harassment of the Board of Directors and Management of Panther Ridge Homeowners Association of Brevard, Inc.**

Dear Mr. Akins:

This firm serves as general counsel to Panther Ridge Homeowners Association of Brevard, Inc. (the "Association"). The Board of Directors (the "Board") has directed us to write to you regarding your ongoing course of conduct toward the Board and the Association's managing agent, Associa-Community Management Professionals, Inc. ("Management"). This letter is a formal demand that you cease and desist from that conduct, as set forth below.

Our records reflect that you resigned your seat on the Board. Under Florida law, Section 617.0807, Fla. Statute a director's resignation is effective upon delivery of written notice unless the notice specifies a later date. Your authority to act as a director, to participate in Board deliberations, or to direct the operations of the Association ended upon that resignation.

You remain a parcel owner and a member of the Association, and you retain every right that Florida law affords a member, no more and no less. But as the Legislature has made explicit, "a member does not have authority to act for the Association by virtue of being a member." See Section 720.303(1), Florida Statutes. The Board, not any individual member or former director is vested with authority to manage the affairs of the Association. Your continued efforts to instruct the Board on how it must operate, to dictate the Association's vendor and contracting decisions, and to direct Management's day-to-day activities exceed any authority you possess and are not welcome.

Since leaving the Board, you have engaged in a persistent pattern of communications directed at the individual directors and at Management. Your correspondence including your letter dated October 10, 2026, addressed simultaneously to the Board, Management, and this firm purports to "demand" explanations, to compel the Board to adopt policies and procedures of your choosing,

and to order the Association to halt ordinary operations until your personally imposed conditions are satisfied. The volume, frequency, and tone of these communications have become harassing and have imposed a substantial and unnecessary drain on the Association's time, personnel, and financial resources funded by the entire membership, including you.

Responding to this escalating stream of individualized demands is diverting Management and the Board from their duties to the community as a whole. That burden is not a legitimate exercise of any member right; it is harassment, and it will not be tolerated.

Effective immediately, the Association demands that you **cease and desist** from all direct contact with the individual members of the Board and with Management concerning the governance, finances, vendors, or operations of the Association. Specifically, you are directed as follows:

- **Do not** telephone, text, email, visit, or otherwise directly contact any individual director or any employee or representative of Management regarding Association business.
- **Direct any communication** you wish the Association to consider through the undersigned counsel, in writing. The Association reserves the right to decline to respond to communications that are repetitive, harassing, or that seek to compel action beyond your rights as a member.
- **Raise any matter** you wish the Board or the membership to hear by addressing it at a duly noticed Board meeting or membership meeting, during the portion of the meeting reserved for member comment and subject to the Association's reasonable rules governing the frequency, duration, and manner of member statements.

Nothing in this letter limits the rights Florida law guarantees you as a parcel owner, and the Association will continue to honor them:

- **Meetings.** You retain the right to attend meetings of the Board and to speak on designated agenda items (720.303(2)(b), Fla. Stat.), and to attend membership meetings and speak for at least three minutes on any item on the agenda or opened for discussion (720.306(6), Fla. Stat.), in each case subject to the Association's reasonable written rules.
- **Official records.** You retain the right to inspect and copy the Association's official records by submitting a written request, to which the Association will respond within the time required by 720.303(5), Fla. Stat. Please direct any records request, in writing, to Management so that it is processed through the proper statutory channel.
- **Accounting.** You retain the right to request a detailed accounting of amounts you owe on your parcel under 720.303(14), Fla. Stat.

Routing your requests through these established channels is not a limitation on your rights it is the lawful means by which those rights are exercised, and it is the only avenue through which the Association will address them going forward.

The Association prefers to resolve this matter without further action. However, if you persist in contacting individual directors or Management, or otherwise continue the harassing conduct described above, the Association will pursue all remedies available to it, which may include seeking injunctive relief and recovery of its attorneys' fees and costs to the extent permitted by law and the Association's governing documents.

Govern yourself accordingly. All communications regarding this matter, or regarding the Association, should be directed to the undersigned with the exception of a request to inspect the association official records.

Nothing in this letter shall be construed as a waiver of any of the Association's rights, remedies, or defenses, all of which are expressly reserved.

Sincerely,

[redacted]

Jennifer L. Davis, Esq.
**Arias Bosinger PLLC**