ELLIS AKINS
[redacted]

November 8, 2026 | By certified mail, with an advance copy by email

Board of Directors, Panther Ridge Homeowners Association of Brevard, Inc.
Through Jennifer L. Davis, Esq. | Arias Bosinger PLLC
[redacted]

Re: Formal pre-arbitration notice concerning the December 1 Board election

Dear Jennifer Davis and Board Members:

I will send this notice by certified mail. I am emailing an advance copy to Jennifer Davis at [redacted] so the Board can correct the campaign communications before election materials go out and voting begins. I give this notice under § 718.1255(4)(b), § 720.306(9)(c) and § 720.311(1), Fla. Stat.

I received a TownSq email about the November 5 campaign announcement, "Your vote matters." On November 6, management separately emailed all community members asking homeowners to vote for the current Board. Both the flyer and management's email are signed "Your Current Panther Ridge HOA Board of Directors." The Board never approved the endorsement or sign-off at a meeting. Homeowners cannot publish in Announcements. A recap in the next weekly TownSq digest would distribute both appeals again.

After the November 2025 election, the Board appointed Jeffrey Mapes, Lisa Harlow and Deanna Kaier to all three seats now up for election. The "Re-Election" appeal misstates how they took office. The flyer also uses an inaccurate AI-generated depiction of the entrance monument. Amended Bylaws §4.2(d), "Campaigning," requires distribution of unaltered candidate sheets with the second election notice and gives no express authority for separate incumbent-only campaign emails.

Directors owe fiduciary duties to the members and must act in good faith in what they reasonably believe are the Association's best interests. See § 720.303(1) and § 617.0830(1), Fla. Stat. Using official channels to solicit votes exclusively for sitting directors raises a fiduciary concern. I demand one of the following remedies before members vote.

1. Give every qualified candidate comparable placement in TownSq Announcements, a TownSq email notification, a management email and comparable inclusion in the weekly digest. Send all qualified candidates the instructions and schedule. Match the audience, prominence and frequency, with time for members to read each message before voting.
2. Remove the announcement and flyer from active display and future digests. Publish a correction in Announcements, send it to the same respective audiences through both email channels, and include it in the next digest. State that the campaign communication was improper, that the Board did not approve it at a meeting, and that none of the incumbent directors on the ballot has ever been elected to the Board by the community.

Please confirm receipt by email on the Association's behalf and promptly forward this notice to the Board. Provide a written corrective plan within five business days after receipt, identifying the remedy and its implementation date. If ballot distribution or voting will begin sooner, advise me immediately and propose an expedited schedule. Preserve the original messages, approvals and distribution records, including digest records.

If the dispute remains unresolved after a reasonable opportunity to provide relief, I intend to file a petition for binding election arbitration with the Florida Department of Business and Professional Regulation. My petition will document this notice and the opportunity to comply.

Sincerely,

Ellis Akins
[redacted]

Exhibits Flyer | TownSq post | Document view | Management email | Bylaws §4.2(d)