Ellis Akins

[redacted]

November 12, 2026 | By email and certified mail, return receipt requested

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

Third pre-arbitration demand to correct the replacement ballot

Dear Jennifer Davis and Board Members,

Please pause the replacement TownSq ballot immediately, correct the December 1 election materials and restore my electronic voting access. This third notice follows my November 8 notice about official campaign communications and my November 10 ballot and access demand. I am emailing you so the Board can act before more votes are cast.

The replacement ballot still puts Akins third. On November 11 at 7:16 p.m., management directed owners to use the new ballot. The Exhibit A screenshot came from another member's signed-in TownSq account, not my account. It correctly instructs voters to select three of seven but lists Bailey, Kaier, Akins, Mapes, Harlow, Valko and Lagos. You agreed that amended Bylaws §4.2(e) requires alphabetical order by last name. For the seven shown, that order is Akins, Bailey, Harlow, Kaier, Lagos, Mapes, Valko.

The attachment gives candidates different amounts of space. Kaier has one statement spanning two pages (pp. 4–5). Mapes's signed statement appears twice (pp. 8–9). Harlow's statement (p. 11) has a native PDF page size of approximately 28.40 × 38.17 inches; mine (p. 7) is 8½ × 11. The PDF establishes its page dimensions, not who set them or how it was printed. Section 4.2(d) limits each information sheet to one side of a letter-size page and requires unaltered copies with the second notice. Compare the compilation and print proofs to the timely originals. See Exhibit D, packet pp. 4–5, 7–9 and 11.

Verify the contents of the mailed packet. Management reported that paper ballots had been mailed. Please provide a specimen of the complete packet exactly as sent, including the printed ballot, return envelope and candidate sheets. Under amended Bylaws §§4.2(c)–(e), identify whether the printed ballot lists every eligible candidate by surname in alphabetical order, includes my name and omits incumbent designations. Confirm that owners received one unaltered, conforming copy of each timely candidate information sheet. Exhibit B reproduces the governing provisions.

My candidate status remains unclear. Your November 10 letter said my name would be removed as ineligible. The replacement ballot lists me. I have received no written confirmation that the Association has reversed its position or that its Board, president, counsel and management now recognize the same candidate roster.

My own account still lacks a visible voting option. On November 12, my signed-in TownSq dashboard displayed the announcement reopening voting, but the visible navigation had no Digital Voting option (Exhibit C). Your November 10 letter recognized my right to vote independently of my candidacy, confirmed that my March 2023 voting consent remained in effect and said management would verify my access. My September withdrawal applied only to formal notices by email.

Corrections requested before voting continues

1. Confirm my eligibility and correct both ballots. I dispute my exclusion under §720.306(9)(b), Fla. Stat. After conferring with the Board, its president and management, give the Association's written answer on whether it has withdrawn the exclusion and recognizes my qualification for December 1. If so, confirm that I appear on both ballots and valid votes cast for me will count. If exclusion is still intended, identify who decided, when, the legal basis and the nomination-deadline records relied on. Provide both corrected ballot specimens using the same verified roster and surname order.

2. Correct and redistribute the candidate materials. Remove the duplicate Mapes statement. Compare the Kaier and Harlow pages with their timely originals. Correct any reproduction error and apply the same lawful remedy to each nonconforming submission while preserving the candidate's wording. Identify the differences between the paper and electronic packets, replace the online attachment and send corrected materials to every affected paper voter.

3. Restore my access as a voter. Have management and the voting provider check the voting representative assigned to my lot, my voting consent, TownSq permissions and invitation delivery. Confirm that my email-notice opt-out did not disable voting. Promptly provide a working link or instructions I can use in my own account. If access is withheld or cannot be restored, give the specific basis in writing and a practical, timely way for me to vote once. Check other consenting voters for the same problem.

4. Notify homeowners of the correction. Notify TownSq users and paper voters through their authorized channels. Identify the valid materials, the changes and how a prior voter should proceed. Clarify the release's "current on their dues" restriction. A suspension for nonpayment requires a debt more than 90 days delinquent, Board approval at a properly noticed meeting and written notice under §720.305(4)–(5), Fla. Stat. Restore any access improperly blocked.

Report aggregate counts accepted under each ballot version, including zero where applicable. Preserve ballot secrecy and explain how each lot will be counted only once under Bylaws §§3.13(f) and 4.2(e). Preserve all ballots received. Do not instruct a homeowner who has already voted to vote again without a lawful procedure.

My November 11 litigation hold, sent by email and by certified mail on November 12, remains in full effect for the Association, its directors and management. Preserve submissions, all ballots and packets, roster and eligibility decisions, communications, consent and access records, invitation and audit logs, vendor settings, and printing, distribution and tabulation records. This demand supplements the hold and preserves its full scope. I expressly reserve all rights, claims, objections, remedies and defenses, including regarding the disputed fee and my eligibility.

Please confirm receipt and the pause by return email and provide a written corrective plan within three business days after receipt, before voting resumes. Sections 720.306(9)(a) and 720.317(1)(a)3., Fla. Stat., require compliance with the governing election procedures. If the dispute remains unresolved after a reasonable opportunity to comply, I intend to petition DBPR for binding election arbitration under §§720.306(9)(c) and 720.311(1). This is advance notice under §718.1255(4)(b). I will seek corrective relief, including a properly noticed new election if needed.

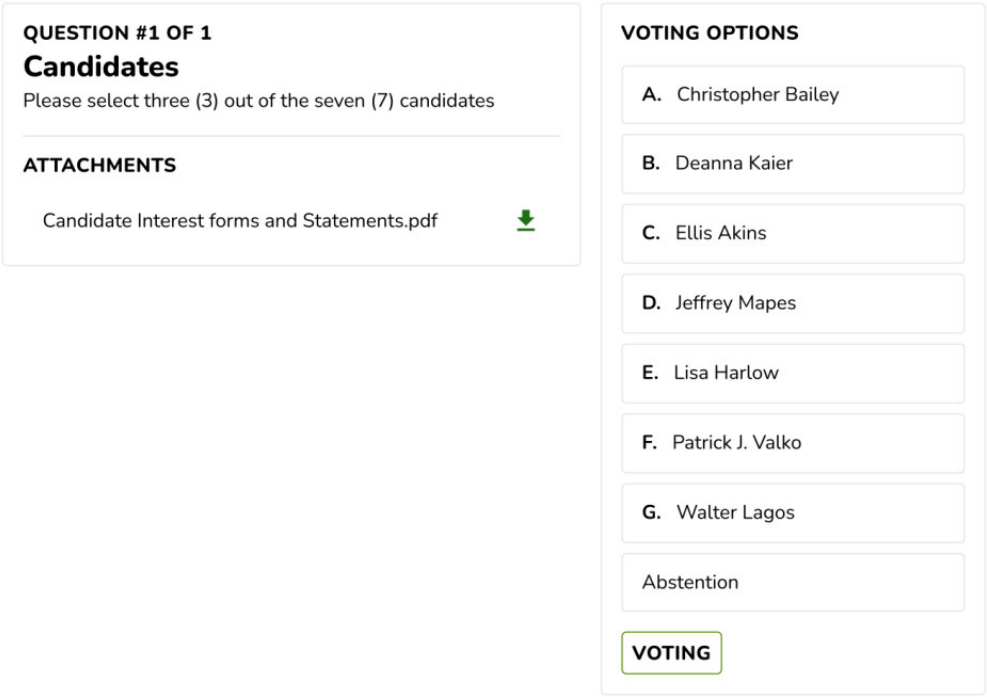
Sincerely,

Ellis Akins

[redacted]

Exhibit A Voting screen and candidate attachment

TownSq-voting.pdf, page 1. The replacement ballot screenshot came from another member's signed-in TownSq account, not my account. It shows all seven choices, the instruction and the candidate attachment. My own dashboard appears in Exhibit C.



Page index to the attachment as distributed

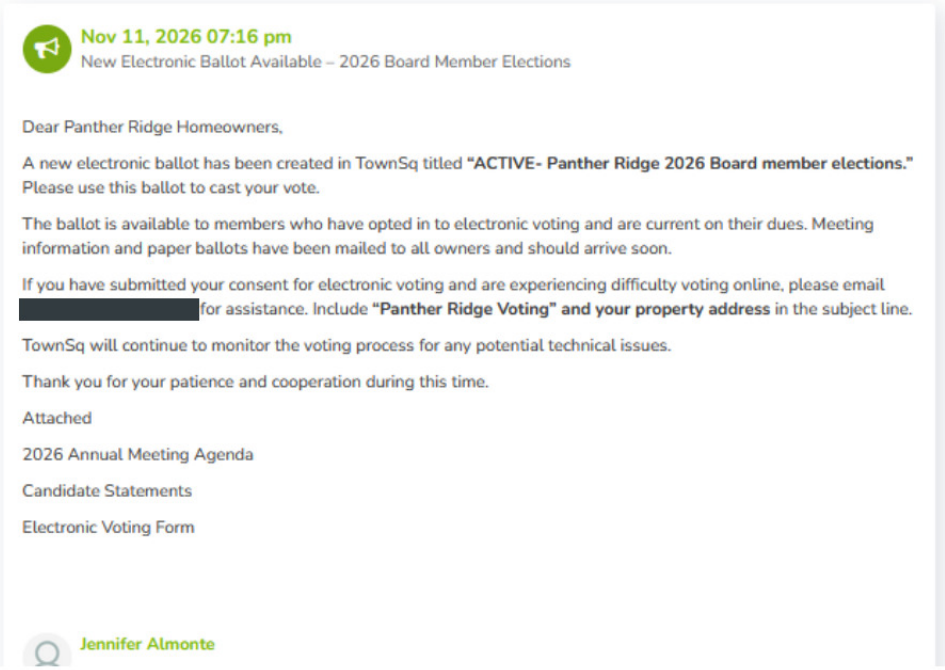
CandidateInterestFormsAndStatements_11112026.pdf · 15 pages. The complete packet follows as Exhibit D, in this order. Page numbers below are PDF page numbers.

Candidate	Pages and contents
Christopher Bailey	1: notice of intent; 2: statement.
Deanna Kaier	3: notice of intent; 4–5: one statement continuing onto a second page.
Ellis Akins	6: notice of intent; 7: statement, 612 × 792 PDF points (letter size).
Jeffrey Mapes	8–9: two reproductions of the same signed statement.
Lisa Harlow	10: notice of intent; 11: statement, 2,045 × 2,748 PDF points.
Patrick J. Valko	12: notice of intent; 13: statement.
Walter Lagos	14: notice of intent; 15: statement.

PDF dimensions use 72 points per inch. The sequence of these pages identifies the attachment. The alphabetical requirement applies to the ballot choices shown above.

Exhibit B Release notice and recorded election rules

TownSq announcement dated November 11, 2026, 7:16 p.m. Management directs members to use the new ballot and states that paper ballots have been mailed.



Nov 11, 2026 07:16 pm
New Electronic Ballot Available – 2026 Board Member Elections

Dear Panther Ridge Homeowners,

A new electronic ballot has been created in TownSq titled **"ACTIVE- Panther Ridge 2026 Board member elections."** Please use this ballot to cast your vote.

The ballot is available to members who have opted in to electronic voting and are current on their dues. Meeting information and paper ballots have been mailed to all owners and should arrive soon.

If you have submitted your consent for electronic voting and are experiencing difficulty voting online, please email [redacted] for assistance. Include **"Panther Ridge Voting" and your property address** in the subject line.

TownSq will continue to monitor the voting process for any potential technical issues.

Thank you for your patience and cooperation during this time.

Attached

2026 Annual Meeting Agenda

Candidate Statements

Electronic Voting Form

Jennifer Almonte

Recorded Amendment to Bylaws

Brevard County Official Records, Book 8884, page 396 (PDF p. 7). Sections 4.2(c)–(e) identify the required printed materials, the rules for reproducing candidate sheets and the order of names on the ballot.

(c) Second Notice of Election. The second notice of election shall be mailed or delivered to the Members at least fourteen (14) days, but not more nineteen (19) days, prior to the election. Included with the second notice of election shall be the printed ballots, envelopes for returning the completed ballots, and any candidate information sheets that have been submitted to the Association.

However, an election is not required unless the number of qualified candidates who timely submitted their nomination is greater than the number of vacant seats on the Board of Directors. If an election is not required because there are either an equal number or fewer qualified candidates than vacancies exist, such qualified candidates shall commence service on the Board of Directors at the scheduled time of the annual members' meeting, regardless of whether a quorum is attained at the annual members' meeting.

(d) Campaigning. Any candidate may submit a personal information sheet to the Association not less than twenty (20) days prior to the election. This sheet shall not exceed one side of an 8 ½" x 11" sheet of paper and may contain information describing the candidate's background, education, and qualifications as well as other factors deemed relevant by the candidate. The Association shall distribute unaltered copies of such sheets with the second notice of election and shall not be liable or otherwise responsible for the statements made on such information sheets.

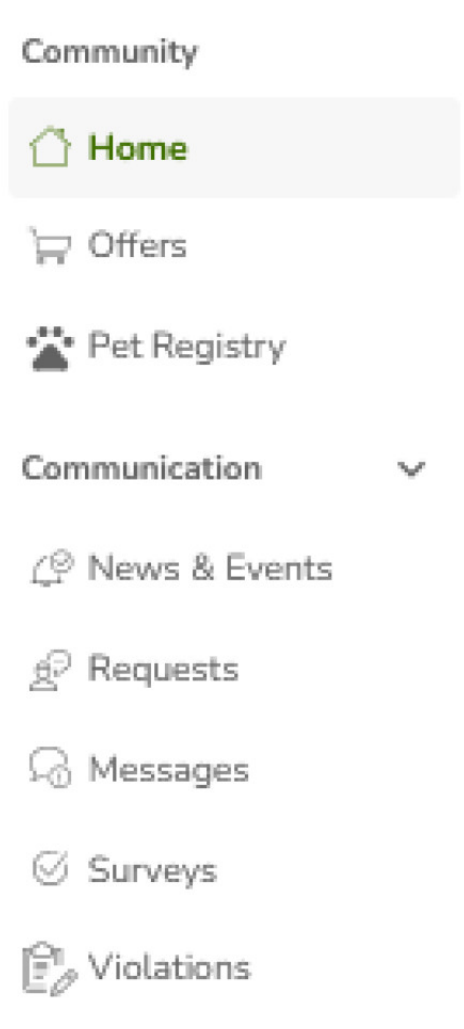
(e) Ballots and Envelopes. The ballot shall list all eligible candidates in alphabetical order by last name and shall not indicate whether any candidates are incumbents. No write-in candidates shall be permitted.

Exhibit C My TownSq dashboard on November 12

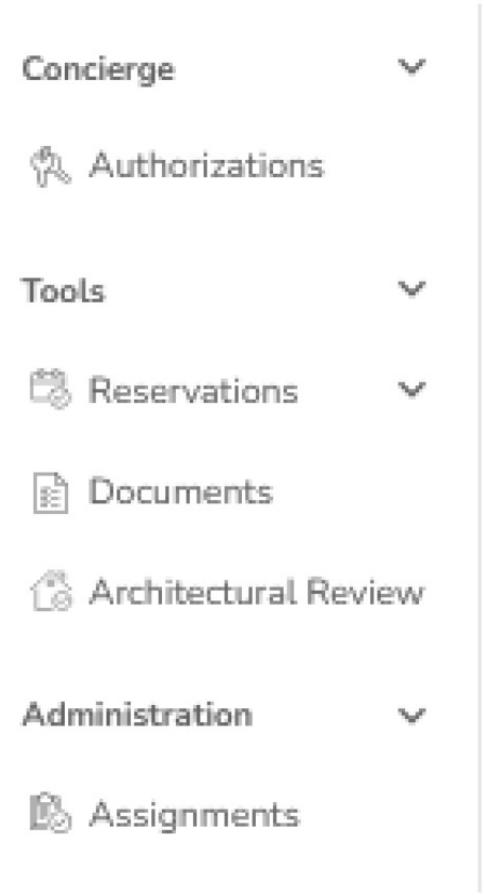
My signed-in dashboard shows the November 11 announcement directing members to the replacement ballot. The visible navigation lists Requests, Messages and Surveys without a Digital Voting option. Exhibit A shows the voting screen available to another member.

TownSq dashboard excerpts

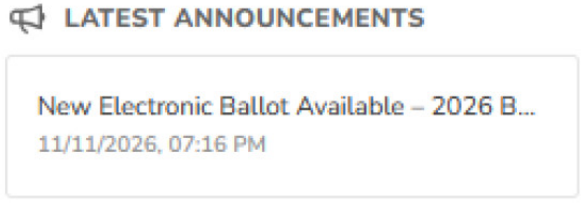
Visible left menu, top



Visible left menu, continued



Ballot announcement on the same dashboard



Original file [redacted] The two columns show consecutive portions of the navigation menu. The announcement card is from the same capture.

Exhibit D Candidate materials distributed with the replacement ballot

The following 15 pages are the notices of intent and candidate statements included in the single attachment on the replacement TownSq ballot. All pages are included in the order distributed.

Attachment identified on the voting screen

Candidate Interest forms and Statements.pdf

Page references

Packet pp. 4–5. Deanna Kaier's statement continues onto a second page.

Packet pp. 8–9. Jeffrey Mapes's signed statement appears on both pages.

Packet pp. 7 and 11. Ellis Akins's and Lisa Harlow's statements can be compared in the PDF at their native page sizes.

Exhibit A shows the attachment link and indexes all 15 pages. The accompanying PDF retains the distributed pages at their native sizes. In the Word copy, each page is scaled to fit a letter-size sheet.

Associa
Community Management Professionals, Inc.

NOTICE OF INTENT TO BE A CANDIDATE
PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD INC.

I, Christopher Bailey, hereby place my name in nomination as a Candidate for the Board of Directors of the above Association. I understand that I am responsible for the accuracy of the information contained in the Information Sheet, if submitted.

_____Check here if you are including an information sheet.
_____Check here if you are not including an information sheet.

Dated: November 11, 20 26

[redacted]
Signature

Christopher Bailey
Print Name

[redacted]
Unit Address

Mailing Address (if different)

Return Notice of Intent to Run by: November 11, 2026

[redacted]

Or mail to: Panther Ridge Homeowners Association of Brevard Inc.

[redacted]

Candidates desiring to run for the Board of Directors may include with their Notice of Intent form a one-page information sheet (no larger than 8½" x 11") of background and qualifications. This is optional. These will be distributed to the members prior to the meeting.

[redacted]

Christopher "Chris" Bailey
Candidate for the Board of Directors
Panther Ridge Homeowners Association of Brevard, Inc.

Dear Neighbors,

I am announcing my intent to run for the Panther Ridge Board of Directors. As a former Board member, I helped maintain a balanced budget while supporting a peaceful, welcoming community where neighbors treated one another with respect.

I am seeking to serve again because I am concerned about the divisiveness in our community. I care about Panther Ridge and would like to help restore unity, rebuild trust, and bring neighbors together. We may not always agree, but everyone deserves to be heard and treated with courtesy.

If elected, my priorities will be responsible financial management, open communication, and fair, thoughtful decisions that serve the community as a whole. I will listen to homeowners' concerns, encourage constructive discussions, and work cooperatively with fellow Board members.

My goal is simple: to help make Panther Ridge a community where we feel comfortable, connected, and proud to call home. I would appreciate your support and the opportunity to serve our neighbors again.

Sincerely,
Chris Bailey

Associa®
Community Management Professionals, Inc.

NOTICE OF INTENT TO BE A CANDIDATE
PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD INC.

I, Deanna Kaier, hereby place my name in nomination as a Candidate for the Board of Directors of the above Association. I understand that I am responsible for the accuracy of the information contained in the Information Sheet, if submitted.

X Check here if you are including an information sheet.
_____ Check here if you are not including an information sheet.

Dated: 11/6, 2026

[redacted]
Signature

Deanna Kaier
Print Name

[redacted]
Unit Address

Mailing Address (if different)

Return Notice of Intent to Run by: November 11, 2026

[redacted]

Candidates desiring to run for the Board of Directors may include with their Notice of Intent form a one-page information sheet (no larger than 8½" x 11") of background and qualifications. This is optional. These will be distributed to the members prior to the meeting.

[redacted]

A Commitment to Our Community

HOA Board Candidate Statement

Respect. Safety. Community. Fiscal Responsibility.

Dear Homeowners and Neighbors,

I am seeking a position on our HOA Board because I believe our community deserves thoughtful, respectful, and responsible leadership. An HOA should serve the community and its residents, working to protect our shared interests while maintaining an environment where everyone feels respected, safe, and heard.

If elected, I will strive to bring a balanced, common-sense approach to board decisions, with a focus on the needs of our community today and the long-term well-being of our neighborhood.

My Priorities as a Board Member

1. Respectful Communication and Fair Treatment

- Encourage respectful, professional communication between the board and homeowners.

- Make every effort to ensure residents feel heard, valued, and treated fairly.

- Promote transparency and open communication regarding HOA decisions and concerns.

- Support consistent and fair enforcement of community rules, without favoritism or unnecessary conflict.

- Remember that we are neighbors first, and disagreements should always be handled with courtesy and respect.

2. Community Safety and Residents' Needs

- Keep the safety and well-being of residents a priority.

- Listen to homeowner concerns regarding neighborhood safety, maintenance, and quality of life.

- Support responsible upkeep of common areas and shared amenities.

- Encourage proactive attention to maintenance issues before they become larger or more costly problems.

- Consider the needs of the entire community when making decisions.

3. Fiscal Responsibility and Financial Transparency

- Treat HOA funds as the hard-earned money of our homeowners.

- Encourage careful budgeting, responsible spending, and thoughtful financial planning.

- Evaluate expenses and contracts to ensure the community receives fair value for its money.

- Support maintaining appropriate reserves for future repairs, maintenance, and unexpected expenses.

- Promote transparency so homeowners understand how their assessments are being spent.

- Strive to avoid unnecessary expenses and financial decisions that could place an unreasonable burden on residents.

4. Accountability and Community-Minded Leadership

- Make decisions based on facts, fairness, and the best interests of the community.

- Encourage board discussions that are productive, respectful, and focused on solutions.

- Follow governing documents, established procedures, and applicable laws.

- Welcome constructive homeowner input and take concerns seriously.

- Focus on long-term community value rather than personal agendas.

My Commitment to You

I believe a successful HOA is not about creating division, exercising authority, or making things difficult for homeowners. It is about protecting our shared investment, maintaining a desirable place to live, and making responsible decisions that benefit the community as a whole.

I understand that not every homeowner will agree on every issue. However, everyone deserves to be treated with dignity, listened to respectfully, and represented fairly.

If elected, I will bring an open mind, a willingness to listen, a commitment to accountability, and a genuine desire to help our community move forward in a positive direction.

My goal is simple: A community where residents feel respected, safety matters, concerns are heard, and HOA finances are managed responsibly.

Thank you for your consideration and for allowing me the opportunity to serve our community.

Respectfully,

Deanna Kaier

HOA Board Candidate

Working together for a stronger, safer, more respectful community.

Associa
Community Management Professionals, Inc.

NOTICE OF INTENT TO BE A CANDIDATE
PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD INC.

I, Ellis Akins, hereby place my name in nomination as a Candidate for the Board of Directors of the above Association. I understand that I am responsible for the accuracy of the information contained in the Information Sheet, if submitted.

✓ Check here if you are including an information sheet.
_____ Check here if you are not including an information sheet.

Dated: 11/3, 2026

[redacted]
Signature

Ellis Akins
Print Name

[redacted]
Unit Address

Mailing Address (if different)

Return Notice of Intent to Run by: November 11, 2026

[redacted]

Or mail to: Panther Ridge Homeowners Association of Brevard Inc.

[redacted]

Candidates desiring to run for the Board of Directors may include with their Notice of Intent form a one-page information sheet (no larger than 8½" x 11") of background and qualifications. This is optional. These will be distributed to the members prior to the meeting.

[redacted]

Ellis Akins

Candidate for the Panther Ridge HOA Board of Directors

I'm seeking a seat on the Panther Ridge HOA Board of Directors to make our association accountable to homeowners. My agenda is compliance, transparency and accountability. Lower dues, a clear financial plan and respect for homeowner choice will guide my decisions. Every Board member, including me, should answer to homeowners and follow the same rules.

My priorities on the Board

- **Lower dues with a clear plan.** Review management charges, inspections, enforcement costs and landscaping contracts. Compare service levels and volunteer options to reduce recurring expenses while funding necessary maintenance and reserves.
- **End spending surprises.** Publish project costs, committee budgets, bids, funding sources and approval records. Obtain required homeowner approval, disclose contractor conflicts and account for change orders and completed work.
- **Put essentials first.** Prioritize roads, drainage, safety and reliable shared facilities before optional cosmetic projects. Use a maintenance plan identifying the work, cost, responsibility and progress.
- **Apply standards fairly and lawfully.** Use consistent architectural criteria and an open decision process. Require proper notice before rules take effect and a legally compliant notice, hearing and approval process.
- **Restore homeowner participation.** Reopen shared homeowner discussion. Provide clear access to applicable committee and architectural decision meetings, invite input before votes and publish decisions and follow-through.
- **Protect homeowner freedom and privacy.** Respect personal choices within valid governing requirements. Personal aesthetic preferences should not become extra rules. Oppose live pool-camera access on Board members' phones.

Association experience

My Board service ran from July 2025 to January 2026 and included maintenance planning, records review and the motion authorizing playground repairs. I resigned in January 2026 over differences in how the Board approached long-term maintenance planning. Beyond Board service, I have advocated for wildlife protection, pursued spending and maintenance records, and demanded explanations of contractor payments and compliance with the association's obligations.

Qualifications for Board service

Over 15 years of experience in defense and aerospace research and engineering, including work with Charles Stark Draper Laboratory, General Dynamics Mission Systems, the United States Army Aeromedical Research Laboratory, and the Applied Superconductivity Center. Engineering, research and hands-on testing have taught me to turn complex problems into workable plans, coordinate people across teams and verify that the finished work meets its requirements. My experience includes designing and maintaining equipment, analyzing data and explaining technical findings. On the Board, those skills would support clear maintenance priorities, careful review of proposals and documented follow-through.

Education

B.S. in Electrical Engineering - University of South Florida

M.S. in Space Systems Engineering - Johns Hopkins University





I think your lawn looks fine



No live pool-camera feeds on Board members' phones

FreePantherRidge.org

Fellow Panther Ridge Homeowners, Neighbors and Friends

I am Jeffrey Mapes and I am seeking election to the Homeowners Board of Directors. I was appointed to fill in a vacancy for 2026. I am retired from the US Navy as Chief after 22 years. I am also retired from Chevron Corporation where I was an Asset Integrity Analysist.

I was appointed by a majority vote of the Board of Directors to serve as President of the HOA, which has been an honor I take very seriously. During this past year I have had the privilege to work with great Board members to accomplish many tasks that had fallen behind. These Board members have stepped up to assist me by personally giving their time for us all to work on correcting many areas, such as the damage done to the landscaping of our plants caused by the "Big Freeze", and removing the dead palms at our entrance damaged by disease. It is our duty and charge to maintain the HOA property in the condition it was turned over to us by the developer. I am interested in maintaining this beautiful development so our investments are protected and our home values increase while maintaining safety for our homeowners and neighbors. Seeing all our residents who enjoy walking day and night, walking their dogs, their children, biking, exercising, makes me believe all our work is appreciated. IT MATTERS!!

I have worked tirelessly to communicate, research, resolve, and pass votes on issues this community's homeowners are entitled too. I am asking for your vote to allow me to continue on the HOA Board to keep our neighborhood a place we can all be proud of with neighbors side by side continuing to create a great place. I will continue to serve you to resolve issues and accomplish what is necessary to make our neighborhood known as a friendly, well run, safe place to bring up children and families.

I am committed to serve you with honor, pride, honesty and truthfulness.

Thank you.

[redacted]

Fellow Panther Ridge Homeowners, Neighbors and Friends

I am Jeffrey Mapes and I am seeking election to the Homeowners Board of Directors. I was appointed to fill in a vacancy for 2026. I am retired from the US Navy as Chief after 22 years. I am also retired from Chevron Corporation where I was an Asset Integrity Analysist.

I was appointed by a majority vote of the Board of Directors to serve as President of the HOA, which has been an honor I take very seriously. During this past year I have had the privilege to work with great Board members to accomplish many tasks that had fallen behind. These Board members have stepped up to assist me by personally giving their time for us all to work on correcting many areas, such as the damage done to the landscaping of our plants caused by the "Big Freeze", and removing the dead palms at our entrance damaged by disease. It is our duty and charge to maintain the HOA property in the condition it was turned over to us by the developer. I am interested in maintaining this beautiful development so our investments are protected and our home values increase while maintaining safety for our homeowners and neighbors. Seeing all our residents who enjoy walking day and night, walking their dogs, their children, biking, exercising, makes me believe all our work is appreciated. IT MATTERS!!

I have worked tirelessly to communicate, research, resolve, and pass votes on issues this community's homeowners are entitled too. I am asking for your vote to allow me to continue on the HOA Board to keep our neighborhood a place we can all be proud of with neighbors side by side continuing to create a great place. I will continue to serve you to resolve issues and accomplish what is necessary to make our neighborhood known as a friendly, well run, safe place to bring up children and families.

I am committed to serve you with honor, pride, honesty and truthfulness.

Thank you.

[redacted]

Associa
Community Management Professionals, Inc.

NOTICE OF INTENT TO BE A CANDIDATE
PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD INC.

I, Lisa Harlow, hereby place my name in nomination as a Candidate for the Board of Directors of the above Association. I understand that I am responsible for the accuracy of the information contained in the Information Sheet, if submitted.

✓ Check here if you are including an information sheet.
____ Check here if you are not including an information sheet.

Dated: October 25, 2026

[redacted]

Lisa Harlow
Print Name

[redacted]
Unit Address

Mailing Address (if different)

Return Notice of Intent to Run by: November 11, 2026

[redacted]

Or mail to: Panther Ridge Homeowners Association of Brevard Inc.

[redacted]

Candidates desiring to run for the Board of Directors may include with their Notice of Intent form a one-page information sheet (no larger than 8½" x 11") of background and qualifications. This is optional. These will be distributed to the members prior to the meeting.

[redacted]

A Message to My Fellow Panther Ridge Homeowners
Lisa Harlow
Seeking Reelection to the HOA Board of Directors

Dear Panther Ridge Neighbors,
As we approach our upcoming HOA Board of Directors election, I would like to respectfully ask for your continued trust, support, and vote.
Serving on the Board has been an honor and a responsibility I take seriously. I believe that being a Board member means more than attending meetings and making decisions. It means being available to our neighbors, listening to their concerns, rolling up our sleeves, and taking action when something needs to be done.
I believe actions speak louder than promises, and I would like to share some of the ways I have worked to make Panther Ridge a better place for all of us.
Throughout my time serving our community, I have:
- Helped homeowners with ARC applications, taking the time to assist residents who have approached me needing guidance or help navigating the process.
- Assisted elderly residents with lawn service concerns, working proactively to help address issues and find solutions.
- Advocated for playground improvements, recognizing hazardous conditions and helping move efforts forward to make the area safer for our children.
- Organized and encouraged volunteer participation, bringing neighbors together to complete community projects while helping save the HOA money.
- Personally helped remove approximately 400 pounds of debris from our community, contributing time and physical effort to keeping Panther Ridge clean and beautiful.
- Worked along side our Paint Committee, expanding our color palette while keeping our community aesthetically pleasing.
- Played an active role in our community's social events, supporting activities that bring families, children, and neighbors together.
- Listened to homeowner requests and worked with the HOA to move forward with ordering a community bulletin board and a new dog waste station, addressing practical improvements requested by residents.
- Supported the Social Committee in purchasing a barbecue grill and picnic tables, helping provide amenities for residents to gather and enjoy.
- Helped implement the Yard of the Month program, encouraging neighborhood pride and recognizing homeowners who take special care of their properties.

These are not simply ideas or campaign promises. They are examples of the time, effort, and dedication I have already invested in our neighborhood.
I am also grateful for the support of my husband, Geo, who shares my passion for bringing our neighbors together. Together, we have enjoyed contributing our time, energy, and resources toward creating a stronger sense of community through volunteer work and neighborhood activities.
A great community isn't built by one person or one Board. It is built by neighbors working together.
There is still much we can accomplish. My commitment is to remain approachable, listen to homeowners, encourage involvement, and continue turning good ideas into positive improvements.
Whether you have agreed with every Board decision or not, I want you to know that your voice matters and that I am committed to serving the entire Panther Ridge community.
I respectfully ask for your vote so I may continue the work we have started.
Thank you to every neighbor who has volunteered, participated in our events, shared ideas, or simply offered encouragement. You are what makes Panther Ridge special.
Let's continue building a neighborhood where community comes first, neighbors help neighbors, and everyone can feel proud to call Panther Ridge home.

With sincere appreciation.

Lisa Harlow
Panther Ridge HOA Board of Directors

Associa
Community Management Professionals, Inc.

NOTICE OF INTENT TO BE A CANDIDATE
PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD INC.

I, Patrick J Valko, hereby place my name in nomination as a Candidate for the Board of Directors of the above Association. I understand that I am responsible for the accuracy of the information contained in the Information Sheet, if submitted.

X Check here if you are including an information sheet.
_____ Check here if you are not including an information sheet.

Dated: 10/23, 2026

[redacted]

Patrick J Valko
Print Name

[redacted]
Unit Address

_____
Mailing Address (if different)

Return Notice of Intent to Run by: November 11, 2026

[redacted]

Or mail to: Panther Ridge Homeowners Association of Brevard Inc.

[redacted]

Candidates desiring to run for the Board of Directors may include with their Notice of Intent form a one-page information sheet (no larger than 8½" x 11") of background and qualifications. This is optional. These will be distributed to the members prior to the meeting.

[redacted]

CANDIDATE STATEMENT FOR PANTHER RIDGE BOARD OF DIRECTORS

Patrick J. Valko

[redacted]

Residency and Commitment

- Resident and homeowner in Panther Ridge since September 2019
- Committed to the restoration of fiscal transparency, reopening communications, reestablishing fair and equal enforcement of community guidelines and remove fiscal waste

Professional Experience

- **Senior Staff Systems Engineer** – 32 years (Lockheed Martin, Rolls Royce, General Electric, General Dynamics)
  - Electromechanical design, fabrication and test (lights, pumps, cables, controls)
  - Project schedule/cost estimates, development and management
  - Hardware quotes for creation, review and evaluation

Warden with St. Patrick's Anglican Church in Port St. John

- Duties include repair and maintenance of church facilities, grounds, landscaping, electrical systems, signs and parking lot

Relevant skills for HOA Governance

- Financial stewardship: Experience reviewing supplier quotes for best cost per performance and mitigating conflicting costly processes
- Project and Vendor Management: Proven track record of evaluating supplier bids and overseeing projects to completion
- Communication & Collaboration: Dedicated to bridging gaps between residents and leadership through transparent respectful dialog

My Platform and Goals for Panther Ridge

- Fiscal Responsibility
  - Prioritizing essential maintenance and realistic budgeting while avoiding unnecessary special assessments or favors
- Transparent Governance
  - Ensuring open communication, strict adherence to bylaws and state laws, and accessible meeting records posted where all can see them
- Fair & Consistent Enforcement
  - Advocating clear, objective guidelines applied equally to all residents without harassment or selective enforcement
- Establishment and Enforcement of Conflict-of-Interest Policy
  - Conflicts of interest arise when HOA members personal, professional, or financial interests improperly influence—or appear to influence—their decisions

Associa
Community Management Professionals, Inc.

NOTICE OF INTENT TO BE A CANDIDATE
PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD INC.

I, WALTER LAGOS, hereby place my name in nomination as a Candidate for the Board of Directors of the above Association. I understand that I am responsible for the accuracy of the information contained in the Information Sheet, if submitted.

✓ Check here if you are including an information sheet.
_____ Check here if you are not including an information sheet.

Dated: 10/24, 2026

[redacted]

[redacted]

WALTER LAGOS
Print Name

[redacted]

Mailing Address (if different)

Return Notice of Intent to Run by: November 11, 2026

[redacted]

Or mail to: Panther Ridge Homeowners Association of Brevard Inc.

[redacted]

Candidates desiring to run for the Board of Directors may include with their Notice of Intent form a one-page information sheet (no larger than 8½" x 11") of background and qualifications. This is optional. These will be distributed to the members prior to the meeting.

[redacted]

Nov 3, 2026

CANDIDATE INFORMATION SHEET
Walter Lagos
Candidate for Panther Ridge

HOA Board of Directors:

My name is Walter Lagos, I am Intending to become a candidate for Panther Ridge Homeowners Association. I have lived in several communities with HOA and understand how important it is to have people that care about their communities to be part of the Home owners association. That is my main reason for wanting to be a candidate.

I have retired from the Federal Government as a Quality Inspector for thirty two years, and have dealt with all types of people in the business world. To me transparency is very important when you are dealing with homeowner's money and have not seen that happening here. A lot of things have happened including raising our Dues but have not seen transparency showing the homeowners why or for what reason our money has been used and have not allowed any of the owners any input. I believe it is time for change.

Thank you for your consideration.

[redacted]

Walter Lagos