Ellis Ray Akins

[redacted] • Cocoa, FL 32927 • [redacted]

November 13, 2026

Jennifer L. Davis, Esq. | Arias Bosinger PLLC
280 W. Canton Avenue, Suite 330, Winter Park, FL 32789

Response to the parking notice for [redacted]

Dear Jennifer Davis,

I am responding through your office as directed in your October 27 cease-and-desist letter. I continue to dispute the Association's authority to impose that directive without a Board vote. I do not agree to pay the Association's legal fees for this or any other correspondence routed through counsel at its direction, and I dispute any charge to my parcel on that basis.

On November 11, TownSq first notified me of item [redacted], "Vehicle - Parking on grass not permitted." The message cited no covenant or rule and specified no corrective action. That day I removed the grass at the driveway edge shown in Exhibit A. I consider the condition described in the notice corrected. Please forward the photographs to management and confirm closure in writing. If the Association maintains the violation, please identify the document and section authorizing enforcement, quote the restriction I allegedly violated, and specify what remains to be corrected.

Section 4 of the September 22, 2026 Fining and Suspension Policy requires specific reference to the violation and the action required to cure it. Declaration § 10.1.1 and Bylaws § 16.A also address written notice of corrective action. If the Board seeks a fine or suspension, Fla. Stat. § 720.305(2)(b) requires the hearing notice to describe the alleged violation and specify the cure, if applicable.

TownSq displays "Date Received: 10/15/2026." The Association's photograph bears that date, but I first received notice on November 11. Please explain what the October entry records and correct it if it represents receipt by me. I dispute any cure period calculated from October 15.

I revoked consent to formal notices by email on September 13 and clarified my request on September 18 (Exhibits B and D). Your November 10 letter confirmed that required individual notices would be sent by U.S. mail. As of noon on November 13, I had received no paper notice. I expected a postmark no later than November 11. Please confirm the mailing date and address and provide any postmark or mailing record.

Jennifer Almonte, the licensed community association manager, signed a verification for $298.39 on November 9. I understand from her that the Board voted on November 10 to "validate" the disputed debt. The meeting notice lists only "Legal Ledger Charges" under New Business (Exhibit C). Did the vote concern the vehicle-sign allegation, the parking allegation first communicated to me on November 11, or another matter? Please identify each act of alleged noncompliance, its date, the provision allegedly violated, the exact motion adopted, and the amount it covered. I continue to dispute the debt.

Except for official-records requests, which you directed to management, I will continue sending all Association correspondence through your office. Your letter gives no procedure for Architectural Review Board applications, proof of correction to close a violation, or maintenance requests. Please confirm in writing where and how I should submit each and whether I may use TownSq for those purposes.

The Association is on notice that every further notice or enforcement action concerning my parcel must comply with applicable Florida law, the governing documents, and the Association's adopted policies. I will comply with lawful requirements and promptly address any violation the Association identifies through those procedures.

If the Association proceeds outside those requirements, I will pursue any required presuit mediation and, if the dispute remains unresolved, bring suit under Fla. Stat. § 720.305(1). I will seek injunctive relief to halt unlawful enforcement or harassment if the evidence warrants it. I will file a complaint with DBPR against the community association manager, the management firm, or both if their conduct supports a licensing violation. I reserve all rights, claims, remedies, objections, and defenses.

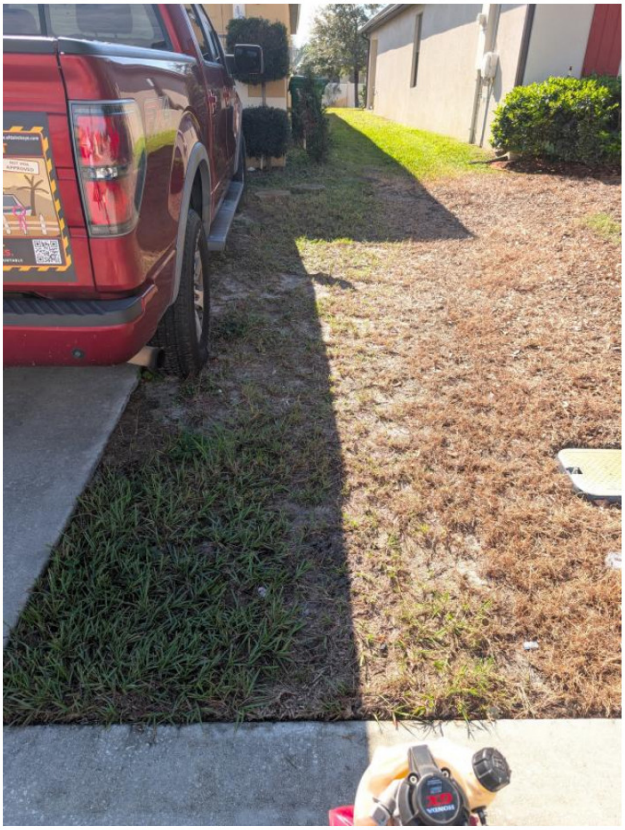
Sincerely,
Ellis Ray Akins

Exhibit A

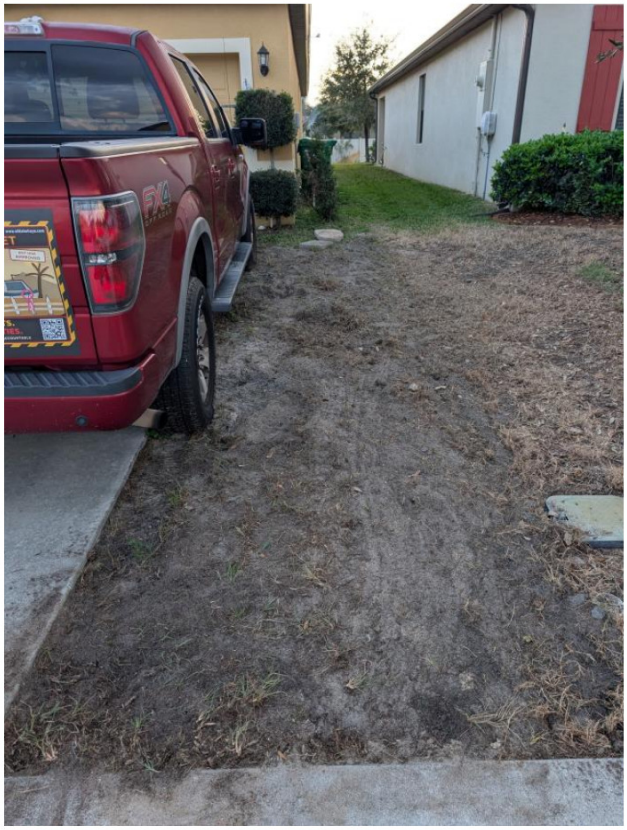
Parking photographs

Homeowner photographs | November 11, 2026

Before grass removal · 10:49 a.m.



After grass removal · 5:09 p.m.



Association photograph | Timestamp shown: October 15, 2026, 10:23 a.m.

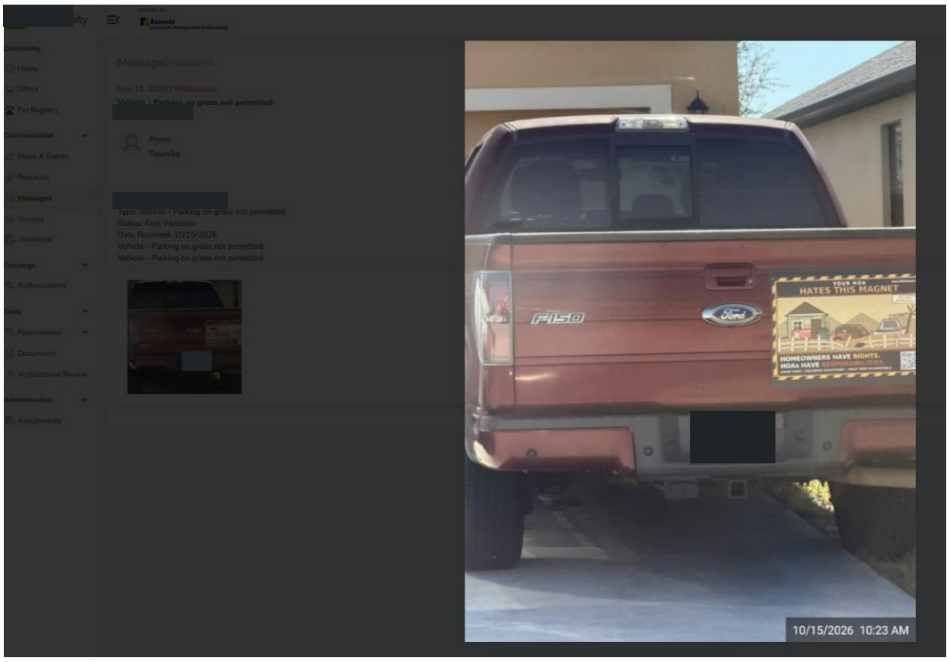
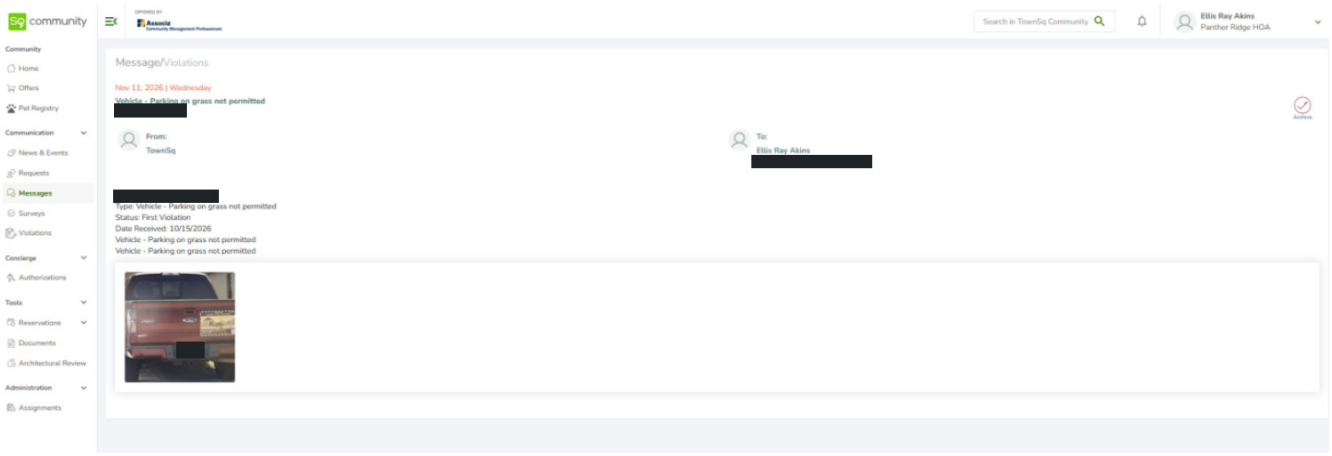


Exhibit B

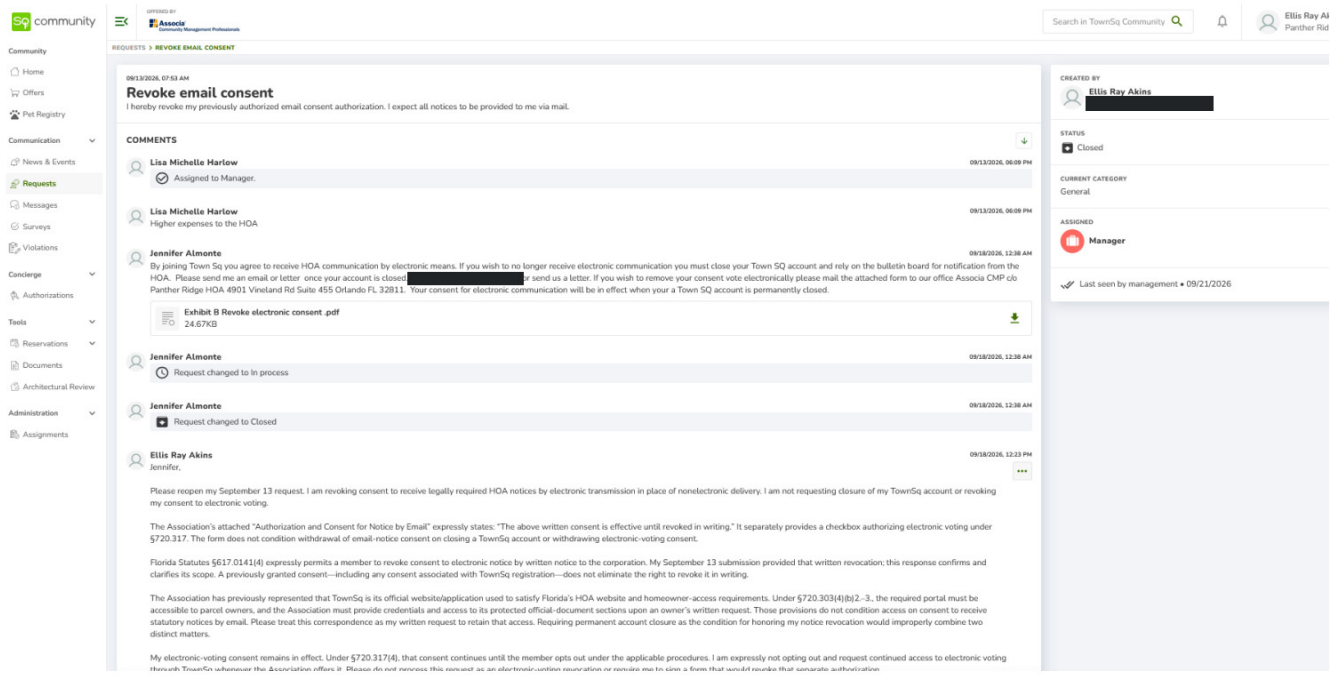
TownSq notice and delivery preference

November 11, 2026 | First violation message



TownSq dates the message November 11 and displays October 15 in the “Date Received” field.

September 13–18, 2026 | Request concerning delivery of formal notices

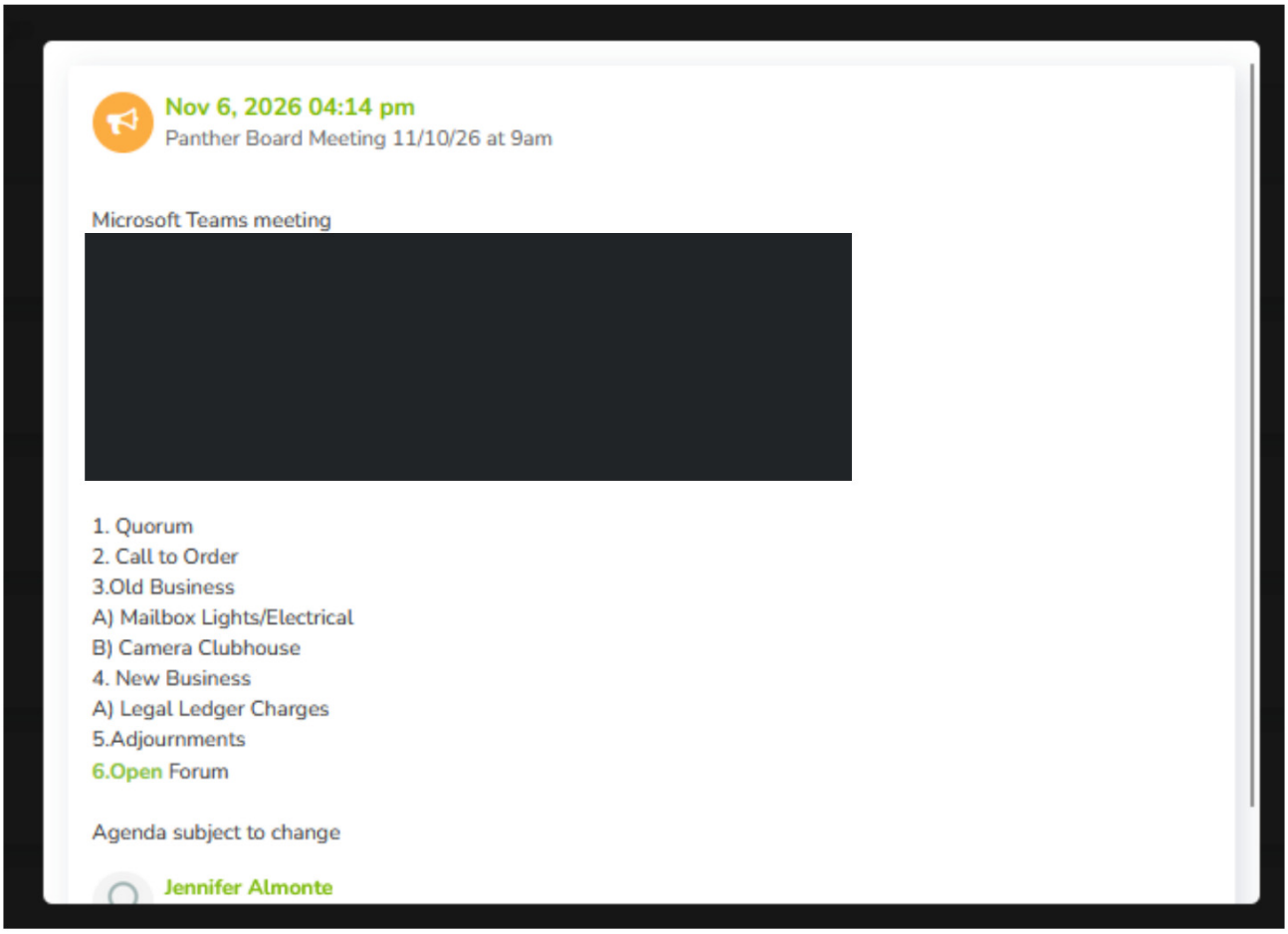


The September 18 clarification preserves electronic voting consent and TownSq access while requesting postal delivery of formal notices.

Exhibit C

Notice of the November 10 Board meeting

Posted November 6, 2026 at 4:14 p.m. | Meeting scheduled for November 10 at 9:00 a.m.



Under New Business, item 4.A reads “Legal Ledger Charges.” The notice does not identify a parcel, an amount, or an alleged violation.

Exhibit D

TownSq request to revoke email consent

Copied text of the TownSq exchange shown in Exhibit B.

09/13/2026, 07:53 AM

Revoke email consent

I hereby revoke my previously authorized email consent authorization. I expect all notices to be provided to me via mail.

Comments

Lisa Michelle Harlow 09/13/2026, 06:09 PM

Assigned to Manager.

Lisa Michelle Harlow 09/13/2026, 06:09 PM

Higher expenses to the HOA

Jennifer Almonte 09/18/2026, 12:38 AM

By joining Town Sq you agree to receive HOA communication by electronic means. If you wish to no longer receive electronic communication you must close your Town SQ account and rely on the bulletin board for notification from the HOA. Please send me an email or letter once your account is closed. [redacted] or send us a letter. If you wish to remove your consent vote electronically please mail the attached form to our office Associa CMP c/o Panther Ridge HOA 4901 Vineland Rd Suite 455 Orlando FL 32811. Your consent for electronic communication will be in effect when your a Town SQ account is permanently closed.

Exhibit B Revoke electronic consent .pdf 24.67KB

Jennifer Almonte 09/18/2026, 12:38 AM

Request changed to In process

Jennifer Almonte 09/18/2026, 12:38 AM

Request changed to Closed

Homeowner reply

Ellis Ray Akins 09/18/2026, 12:23 PM

Jennifer,

Please reopen my September 13 request. I am revoking consent to receive legally required HOA notices by electronic transmission in place of nonelectronic delivery. I am not requesting closure of my TownSq account or revoking my consent to electronic voting.

The Association's attached "Authorization and Consent for Notice by Email" expressly states: "The above written consent is effective until revoked in writing." It separately provides a checkbox authorizing electronic voting under §720.317. The form does not condition withdrawal of email-notice consent on closing a TownSq account or withdrawing electronic-voting consent.

Florida Statutes §617.0141(4) expressly permits a member to revoke consent to electronic notice by written notice to the corporation. My September 13 submission provided that written revocation; this response confirms and clarifies its scope. A previously granted consent—including any consent associated with TownSq registration—does not eliminate the right to revoke it in writing.

The Association has previously represented that TownSq is its official website/application used to satisfy Florida's HOA website and homeowner-access requirements. Under §720.303(4)(b)2.–3., the required portal must be accessible to parcel owners, and the Association must provide credentials and access to its protected official-document sections upon an owner's written request. Those provisions do not condition access on consent to receive statutory notices by email. Please treat this correspondence as my written request to retain that access. Requiring permanent account closure as the condition for honoring my notice revocation would improperly combine two distinct matters.

My electronic-voting consent remains in effect. Under §720.317(4), that consent continues until the member opts out under the applicable procedures. I am expressly not opting out and request continued access to electronic voting through TownSq whenever the Association offers it. Please do not process this request as an electronic-voting revocation or require me to sign a form that would revoke that separate authorization.

To avoid any technical ambiguity, I continue to authorize use of my email for account authentication, password recovery, voting access and receipts, and responses to my requests. That limited authorization does not permit email or TownSq messages to substitute for individually delivered HOA notices where my consent to electronic delivery is required. My continued login, records access, or electronic voting should not be recorded as renewed consent to electronic notice.

For notices requiring individual delivery, please use U.S. mail to my designated mailing address of record. I recognize that certain routine board-meeting notices may lawfully be provided by physical posting; I am not demanding mailed copies of every community announcement. However, a bulletin-board posting is not a substitute where the law or governing documents require individual notice. See §§720.303(2)(c) and 720.306(1)(g), (5).

Please confirm in writing that my email-notice consent has been marked revoked, my TownSq access will remain active, and my electronic-voting consent and access remain unchanged. Should you maintain that permanent account closure is required, please identify the specific statutory or governing-document provision supporting that condition and explain how the Association will preserve my required portal access and separate electronic-voting participation.

Thank you,
Ellis Akins