Ellis Akins | 441 Cougar Street | Cocoa, FL 32927

October 10, 2026 | Via certified mail, return receipt requested

Board of Directors, Panther Ridge Homeowners Association of Brevard, Inc.
c/o Associa - Community Management Professionals, Inc.
4901 Vineland Road, Suite 455, Orlando, FL 32811

Copy to Arias Bosinger, PLLC, Association counsel
280 W. Canton Avenue, Suite 330, Winter Park, FL 32789

Demand for Explanations and Fiduciary Compliance

Board Members, Management and Association Counsel:

I demand written explanations and improved financial controls concerning the Klean Power Electric Inc. and FOM transactions in the records produced for my September 12, 2026 request. FDLE's February 2016 announcement reports Guillermo Angel Alonso's arrest and alleged diversion of another association's funds through Klean. DBPR identifies Alonso as Klean's qualifier under EC13002068, the license on invoices directing payment to Giancarlos Garcilazo (Geo). The arrest announcement does not establish the case outcome or wrongdoing at Panther Ridge. [A1-A3; G1; R1-R2; S1]

Required explanations and supporting evidence

- **Prior knowledge and vendor relationships.** Identify which directors, officers, management personnel and counsel knew about Klean, the FDLE allegations and any Geo-Alonso relationship before engaging vendors or authorizing payments, when they learned those facts, and what screening or disclosures followed. Explain the displayed Facebook connection and any business or financial ties. Provide underlying nonprivileged facts and supporting evidence; privileged legal advice is not demanded. [D1; G1]
- **September 13, 2024 invoice dates and descriptions.** Explain the October and December entries, apparently future months, with no service years. Identify whether they concern advance charges, prior-year services or date errors. Substantiate the generic 'Plants and Flowers' entries and blank December description with actual service dates, quantities, locations and work performed. [A1]
- **January 2025 oxidation and subsequent electrical work.** Explain exactly what the $2,500 January 27 invoice purchased. It describes a hazardous rusted north-entrance panel and proposes replacement and protective spraying against early oxidation. Compare the actual work and components with FOM's August 2026 scope and $1,250 change order for deteriorated boxes. Explain whether the later expense corrected or repeated earlier work, why further repairs were necessary and how any warranty was addressed. [A3; C1-C2]
- **Original August estimate and document history.** Produce the original $2,950 estimate submitted before the August 18, 2026 approval, with its date, original transmittal and available native file. The produced page shows apparent reverse-side printing and signature/ink impressions consistent with the signed change order; that scan does not establish the original preapproval version. Explain when both sides were printed, signed and scanned, identify every revision, and account for any differences from the estimate actually presented to the Board. [C1-C2; F2]
- **Competing bids for all Geo work.** Identify every job authorized to Geo and each Klean or FOM engagement, the competing bids received, comparable scopes and selection basis. Explain each award made without competing bids and the authority or exception relied upon. [A1-A4; B1; C1-C2]

Payment accountability and required financial practices

- **FOM spending and approval authority.** Explain the $1,000 painting engagement when the December 6, 2025 minutes named PlayLofts and Enlace; identify its approving authority and actual recipient, and reconcile the December void and February disbursement. Explain President Jeff Mapes's authority and exact approval date for the $1,250 change beyond the August $2,950 vote. State whether Associa used the produced estimate as the invoice supporting its September 16, 2026 $4,200 payment request. Identify who authorized that request, whether it was paid, the recipient and clearance date. Explain Lisa Harlow's conflict, related disclosures and voting procedures. [B1-B4; C1-C3; F1-F2; S6]
- **Vendor screening and tax reporting.** Identify who knew of FOM's misleading Indiana website language before engagement and explain the vendor-verification process. For both vendors, identify applicable 1099 filings, reported recipients and amounts, or the documented basis for nonfiling. Corporate exemptions may apply; 2026 annual returns are not yet generally due. [E1; R3; R7]
- **Fiduciary practices and statutory compliance.** Adopt and document written scopes and contracts, spending limits and approval authority, recorded Board decisions and conflict disclosures, and authorization for each change order. Require reconciliation of the approved scope, completed work, invoice, actual payee and payment before disbursement. Explain how these controls will be implemented, who is responsible, and how compliance with sections 720.303, 720.3033 and 720.3055, Florida Statutes, and applicable contractor requirements will be verified. [R4-R6]

Cease and desist conditions before further work

I demand that the Association cease authorizing or commencing further nonemergency contractor work until all of the following conditions are satisfied:

- **Three bids.** Obtain and retain three independent written bids for comparable scopes before awarding or authorizing further work.
- **Homeowner conflict disclosure.** Give homeowners express advance disclosure of sitting directors' contractor relationships and actual or potential conflicts; follow all applicable statutory disclosure, minutes and voting procedures.
- **License and insurance verification.** Verify the actual contracting entity's applicable license, qualifier and trade scope; liability insurance covering the work; and workers' compensation coverage or valid exemptions applicable to the people performing it. [R5-R6]

Document the scope, necessity and authority for any immediate safety emergency or unavoidable existing contractual obligation. Preserve original documents, messages, metadata and payment audit trails; suspend deletion and provide lawful access to nonprivileged records.

I request acknowledgment within three business days and a substantive written response addressing every bullet within 14 calendar days after receipt. These requested periods do not replace applicable statutory records-access deadlines or withdraw earlier requests. I reserve available remedies.

Sincerely, Ellis Akins

Enclosures: references R1-R7 and S1-S8; screenshot exhibits A1-A4, B1-B4, C1-C3, D1, E1, F1-F2 and G1.

References Web sources and applicable law

Complete URLs are printed below and remain clickable. Source labels connect the letter and exhibits to these references.

R1 Florida DBPR qualifying relationship

Alonso identified as Klean qualifying contractor under EC13002068.

https://www.myfloridalicense.com/licenseRelation.asp?SID=&licid=2879854

R2 FDLE February 2016 arrest announcement

Allegations concerning Alonso and Klean at another association; not a final case disposition. Exhibit G1 uses the supplied screenshot.

https://www.fdle.state.fl.us/Home/Components/News/News/3262/

R3 FOM emergency service webpage

Source of the Indianapolis and Indiana service-language discrepancy in Exhibit E1.

http://www.fomcontractors.pro/24-hour-emergency-service/

R4 Florida HOA fiduciary and financial duties

Sections 720.303, 720.3033 and 720.3055: fiduciary duties, meetings and records; applicable conflict procedures; written service contracts and competitive bidding.

https://www.flsenate.gov/Laws/Statutes/2026/720.303

https://www.flsenate.gov/Laws/Statutes/2026/720.3033

https://www.flsenate.gov/Laws/Statutes/2026/720.3055

R5 Florida contractor qualification and insurance statutes

Chapter 489 and sections 489.510, 489.521 and 489.522: applicable electrical contractor coverage, business qualification and qualifying-agent duties.

https://www.flsenate.gov/Laws/Statutes/2026/Chapter489

https://www.flsenate.gov/Laws/Statutes/2026/489.510

https://www.flsenate.gov/Laws/Statutes/2026/489.521

https://www.flsenate.gov/Laws/Statutes/2026/489.522

R6 Electrical contractor insurance rule and DBPR guidance

Rule 61G6-5.008 and DBPR electrical contractor requirements.

https://flrules.org/gateway/ruleno.asp?Section=0&id=61G6-5.008

https://www2.myfloridalicense.com/electrical-contractors/faqs/

R7 IRS contractor-payment reporting

Applicable Forms 1099 and exceptions depend on the payment year, payee classification and transaction.

https://www.irs.gov/businesses/small-businesses-self-employed/reporting-payments-to-independent-contractors

References Records requests and documentary sources

Page references below use PDF page positions, not any separate printed page numbers. Local files are identified by their actual names and source folders.

S1 September 12 2026 certified records request

RecordsRequest_Expenditures.docx, dated September 12, 2026, titled Official Records Request - Legal and Project Expenditures. Covers September 9, 2024 through the request date: legal expenditures; projects, improvements, maintenance and repairs; and color-palette decisions. Associated mailing evidence: SentReceipt_09122026.jpg and ReturnReceipt_09152026.jpg. Source folder: My_Involvement / CertifiedRecordsRequests / Expenditures_Palette_09122026.

S2 Produced invoice bundle 5

Panther_Invoices_5_Redacted.pdf: page 176, September 13, 2024 Klean $300 invoice (A1); page 179, November 1, 2024 Klean $2,500 invoice (A2); page 13, January 27, 2025 Klean $2,500 invoice (A3).

S3 Produced invoice bundle 1

Panther_Invoices_1_Redacted.pdf: pages 18-19, FOM painting payment request (B2); page 20, December 16, 2025 $1,000 painting invoice (B1); pages 48-49, September 16, 2026 $4,200 FOM payment request (C3); page 50, $2,950 estimate (C1); page 51, $1,250 change order (C2). The estimate and change-order screenshots show apparent reverse-side impressions; the original preapproval version is requested.

S4 Produced check-disbursement report

Panther Ridge HOA - Check Disbursement by Vendor.pdf: page 40, Klean recorded checks (A4); pages 29-30, FOM December void and February disbursement (B3-B4). Report entries alone do not establish bank clearance or the actual recipient. S2-S4 are held in the S1 folder under Records_Provided; the vendor report is in its records subfolder.

S5 Board meeting minutes

EMERENCY BOARD MEETING 12 06 2025.pdf, page 1 (F1), from AssociationDocuments / Minutes / 2025. Panther Ridge August 18 2026 Minutes.pdf, page 2, item J (F2), from S1 / Records_Provided / records. The August minutes record the $2,950 FOM vote and Lisa Harlow conflict abstention.

S6 Executed management agreement

02. Panther Ridge & Associa (January 2024 - December 2026).pdf, from AssociationDocuments / contracts. Sections 3 and 5, page 2: vendor enrollment and liaison; section 7(c), page 4: spending authorization; section 8, page 5: maintenance contracts; section 18, page 9: contract execution authority. The applicable delegation and authorization for each disputed transaction must be identified.

S7 Supplied screenshots and identifiers

A1-D1 and G1 are supplied files in My_Involvement / CertifiedRecordsRequests / KleanPowerElectric_FOM_10082026. D1: Geo_FacebookFriends_GuillermoAngelAlonso.png. G1: Alonso_KleanPowerElectric_FraudCharges_FDLE_updated.png. C3 is named Associa_PaymentTransferRequest_KleanPowerElectric_09162026_4200.png locally, but the actual form names FOM Contractors. C2 retains its signature intact.

S8 FOM website evidence

E1: supplied emergency-page-screenshot.png, retained with the October 6, 2026 FOM website archive; webpage URL is printed in R3. The screenshot retains the supplied selection highlighting. A website inconsistency is not itself a finding of criminal fraud.

Exhibit A1 Klean landscaping invoice

September 13, 2024 invoice for $300; EC13002068 and remittance to Giancarlos Garcilazo.

Source: supplied screenshot; Panther_Invoices_5_Redacted.pdf, PDF page 176.



KLEAN POWER ELECTRIC INC.

LANDSCAPINGINVOICE

FROM KLEAN POWER ELECTRIC INC.
EC#13002068
DATE: 09/13/2024
ATTENTION: C/O COMMUNITY MANAGEMENT PROFESSIONALS
PROJECT : PANTHER RIDGE LANDSCAPING
4700 MILLENIA BLVD ,SUITE 515 ORLANDO ,FL 32839

This is in regards to Panther Ridge Homeowners Association of Brevard Inc

JOB DESCRIPTION	PRICE
JULY. Plants and Flowers	100
October Plants and Flowers	100
December	$100
TOTAL	$300

FOR ANY CONCERNS PLEASE FEEL FREE TO CONTACT ME . GIANCARLOS GARCILAZO
THANK YOU 7862869816

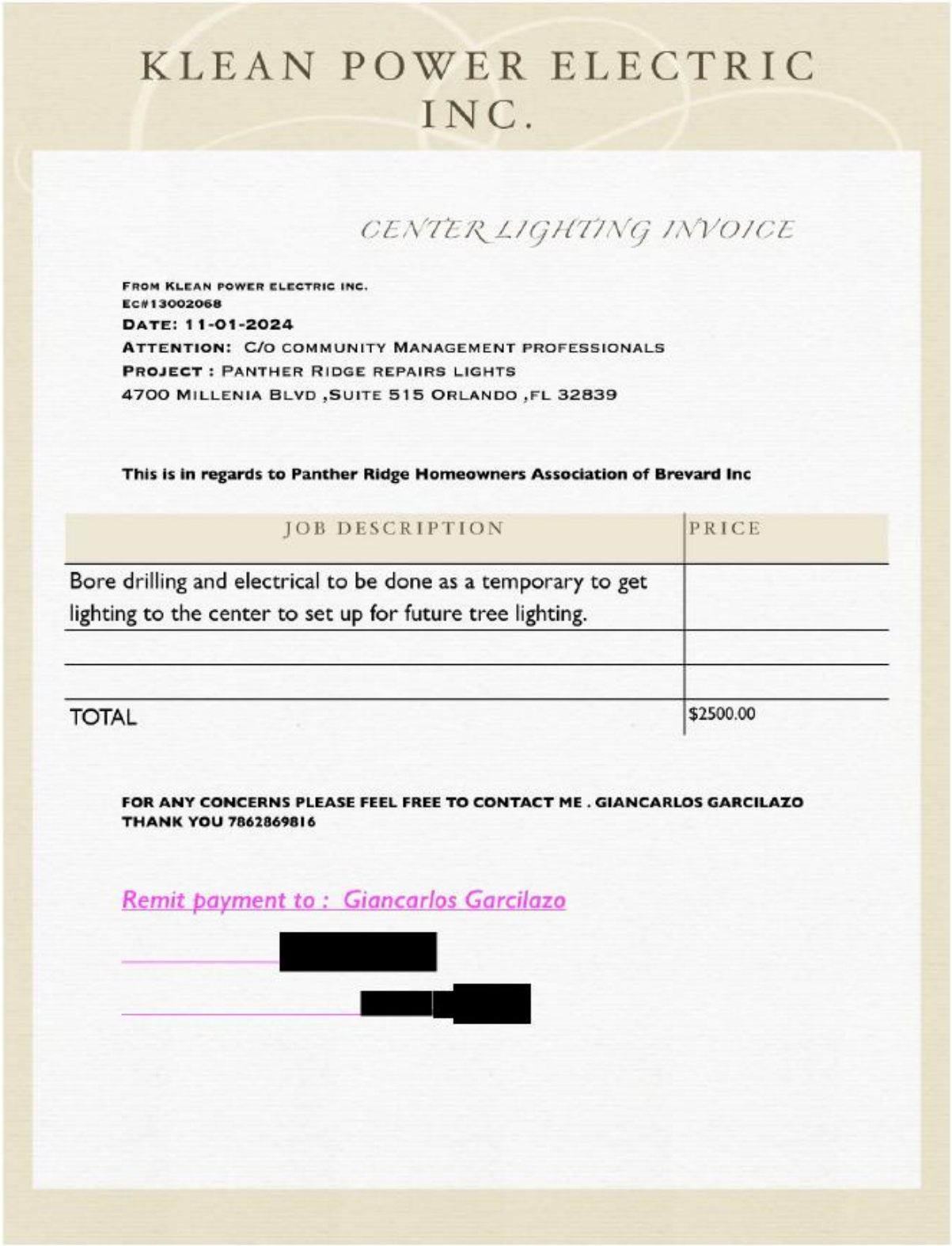
Remit payment to : Giancarlos Garcilazo

[redacted]

Exhibit A2 Klean center lighting invoice

November 1, 2024 invoice for $2,500 in bore drilling and electrical work; personal remittance instruction.

Source: supplied screenshot; Panther_Invoices_5_Redacted.pdf, PDF page 179.



KLEAN POWER ELECTRIC INC.

CENTER LIGHTING INVOICE

FROM KLEAN POWER ELECTRIC INC.
EC#13002068
DATE: 11-01-2024
ATTENTION: C/O COMMUNITY MANAGEMENT PROFESSIONALS
PROJECT : PANTHER RIDGE REPAIRS LIGHTS
4700 MILLENIA BLVD ,SUITE 515 ORLANDO ,FL 32839

This is in regards to Panther Ridge Homeowners Association of Brevard Inc

JOB DESCRIPTION	PRICE
Bore drilling and electrical to be done as a temporary to get lighting to the center to set up for future tree lighting.	
TOTAL	$2500.00

FOR ANY CONCERNS PLEASE FEEL FREE TO CONTACT ME . GIANCARLOS GARCILAZO
THANK YOU 7862869816

Remit payment to : Giancarlos Garcilazo

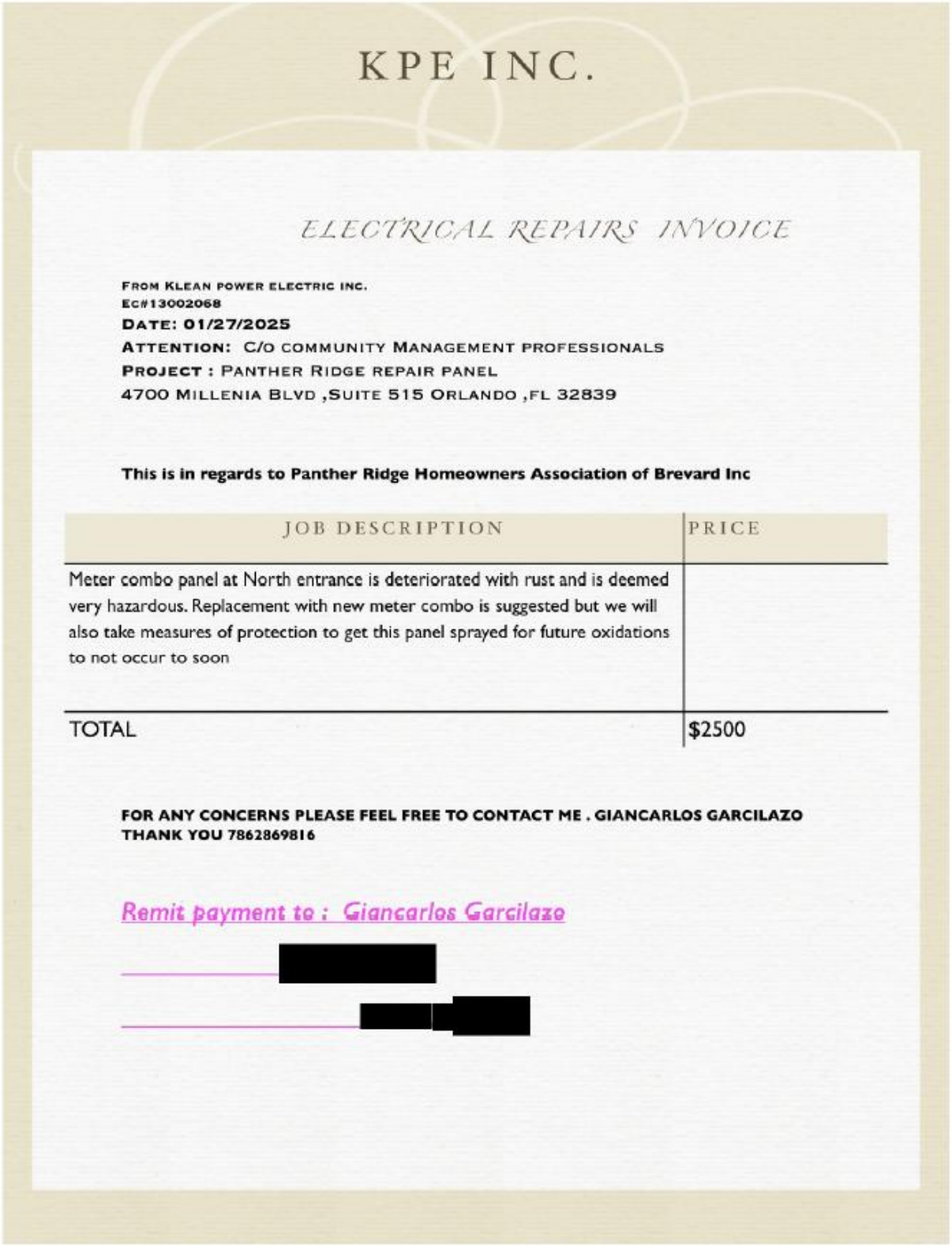
[redacted]

[redacted]

Exhibit A3 Klean north entrance panel invoice

January 27, 2025 invoice for $2,500; KPE/Klean name, EC13002068 and personal remittance instruction.

Source: supplied screenshot; Panther_Invoices_5_Redacted.pdf, PDF page 13.



KPE INC.

ELECTRICAL REPAIRS INVOICE

FROM KLEAN POWER ELECTRIC INC.
EC#13002068
DATE: 01/27/2025
ATTENTION: C/O COMMUNITY MANAGEMENT PROFESSIONALS
PROJECT : PANTHER RIDGE REPAIR PANEL
4700 MILLENIA BLVD ,SUITE 515 ORLANDO ,FL 32839

This is in regards to Panther Ridge Homeowners Association of Brevard Inc

JOB DESCRIPTION	PRICE
Meter combo panel at North entrance is deteriorated with rust and is deemed very hazardous. Replacement with new meter combo is suggested but we will also take measures of protection to get this panel sprayed for future oxidations to not occur to soon	
TOTAL	$2500

FOR ANY CONCERNS PLEASE FEEL FREE TO CONTACT ME . GIANCARLOS GARCILAZO
THANK YOU 7862869816

Remit payment to : Giancarlos Garcilazo

[redacted]

[redacted]

Exhibits A4 B3 B4 Recorded disbursements

These report entries identify recorded checks and a void. They do not establish bank clearance or actual recipients.

A4 Klean recorded checks

Recorded total $5,300; the November $2,500 entry is described as landscape materials.

Klean Power Electric, Inc.

Check Date: 11/13/2024	**Bank: Bank United**	**Check Number: 01000011**	**Check Amount:**	**2,500.00**			
	473 - 6199 - Landscape Other		11/05/2024	landscape materials			2,500.00
Check Date: 11/14/2024	**Bank: Bank United**	**Check Number: 01000014**	**Check Amount:**	**300.00**			
	473 - 6100 - Grounds-Landscaping		11/05/2024	Landscaping service			300.00
Check Date: 03/05/2025	**Bank: Bank United**	**Check Number: 01000056**	**Check Amount:**	**2,500.00**			
	473 - 6545 - Electrical Supplies/Repair & Maintenance		03/01/2025	general			2,500.00
						Total for Klean Power Electric, Inc.	**5,300.00**

B3 FOM December void

December 23, 2025 check 01000157: offsetting entries net to zero.

FOM Contractors Inc

Check Date: 12/23/2025	**Bank: Bank United**	**Check Number: 01000157**	**Check Amount:**	**0.00**			
	473 - 9105 - Reserve Contribution Expense		12/17/2025	painting		updates	1,000.00
	473 - 9105 - Reserve Contribution Expense		12/17/2025	*VOID* painting		updates	(1,000.00)

B4 FOM February recorded check

February 13, 2026 check 01000176: $1,000 recorded in GL 6685.

FOM Contractors Inc

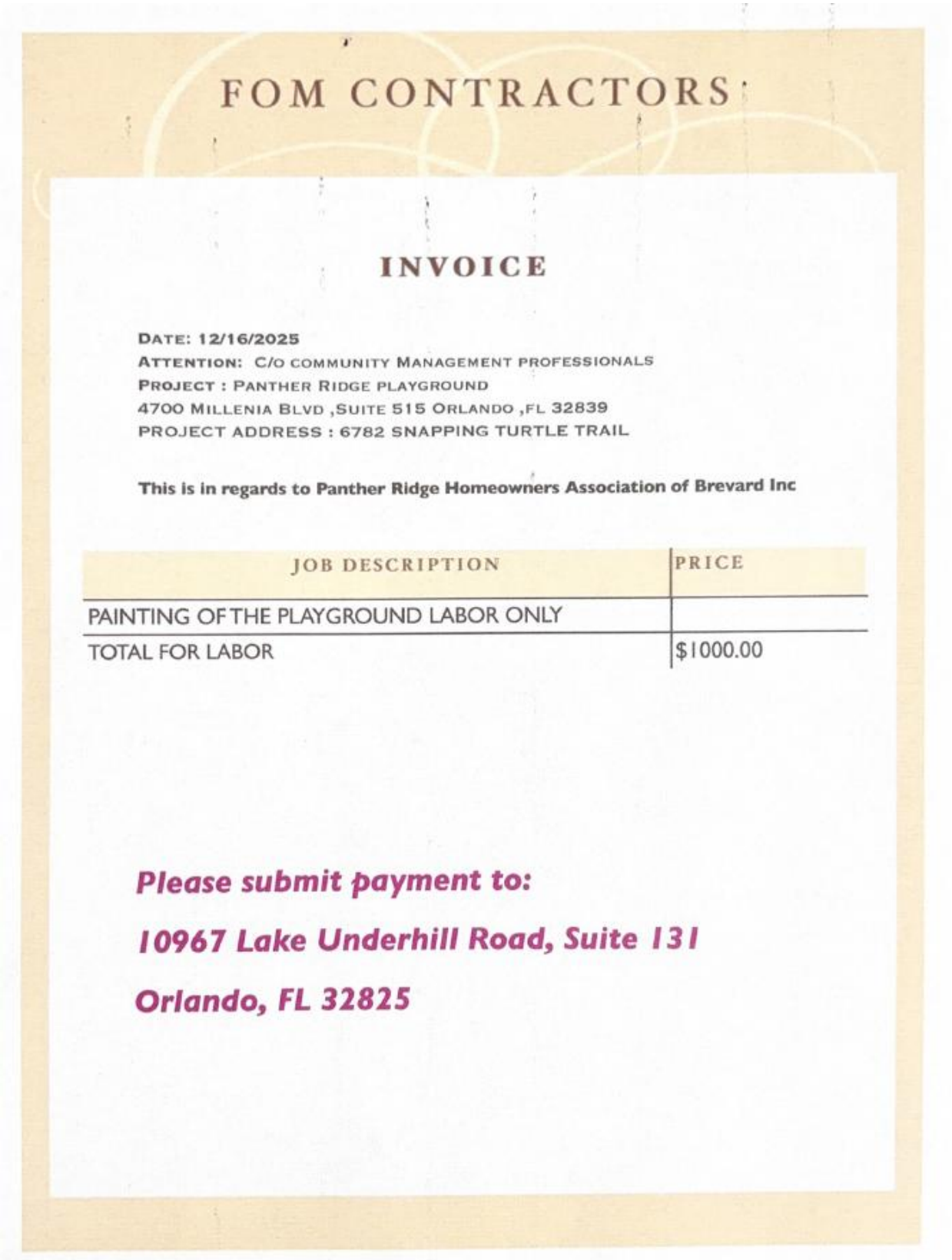
Check Date: 02/13/2026	**Bank: Bank United**	**Check Number: 01000176**	**Check Amount:**	**1,000.00**			
	473 - 6685 - Park Repair & Maintenance		02/10/2026	Paint		Labor	1,000.00
						Total for FOM Contractors Inc	**1,000.00**

Source: supplied screenshots; Panther Ridge HOA - Check Disbursement by Vendor.pdf, PDF pages 40 and 29-30.

Exhibit B1 FOM playground painting invoice

December 16, 2025 invoice for $1,000 in painting labor.

Source: supplied screenshot; Panther_Invoices_1_Redacted.pdf, PDF page 20.



FOM CONTRACTORS

INVOICE

DATE: 12/16/2025
ATTENTION: C/O COMMUNITY MANAGEMENT PROFESSIONALS
PROJECT : PANTHER RIDGE PLAYGROUND
4700 MILLENIA BLVD ,SUITE 515 ORLANDO ,FL 32839
PROJECT ADDRESS : 6782 SNAPPING TURTLE TRAIL

This is in regards to Panther Ridge Homeowners Association of Brevard Inc

JOB DESCRIPTION	PRICE
PAINTING OF THE PLAYGROUND LABOR ONLY	
TOTAL FOR LABOR	$1000.00

Please submit payment to:

10967 Lake Underhill Road, Suite 131

Orlando, FL 32825

Exhibit B2 FOM painting payment request

February 10, 2026 request for $1,000 payable to FOM, due February 13; labeled Emergency Payment.

Source: supplied screenshot; Panther_Invoices_1_Redacted.pdf, PDF pages 18-19.

Emergency Payment

Submitted By	Orlando Alvarado
Submitted On	2/10/2026 5:10:09 PM Central Time
Branch	CMP
Branch Id	59
Association	Panther Ridge HOA
Association Id	473

Payment Transfer Request Details

Payment Payable To Vendor
FOM Contractors Inc (#642875)
Vendor C3 Id
19607
Vendor Address
10967 Lake Underhill Rd, STE 131
Vendor City
orlando
Vendor State
FL
Vendor Zip
32825
Pay From Bank Account
Bank United (BU)
Payment Due Date
2026-02-13
Pay By Option
Check
Total Payment Amount
1000.00

GL Code	Comment	Reference	Amount	Department
6685	Paint	Labor	1000.00	Playground

Bank Account Information

Account Last Four

[redacted]

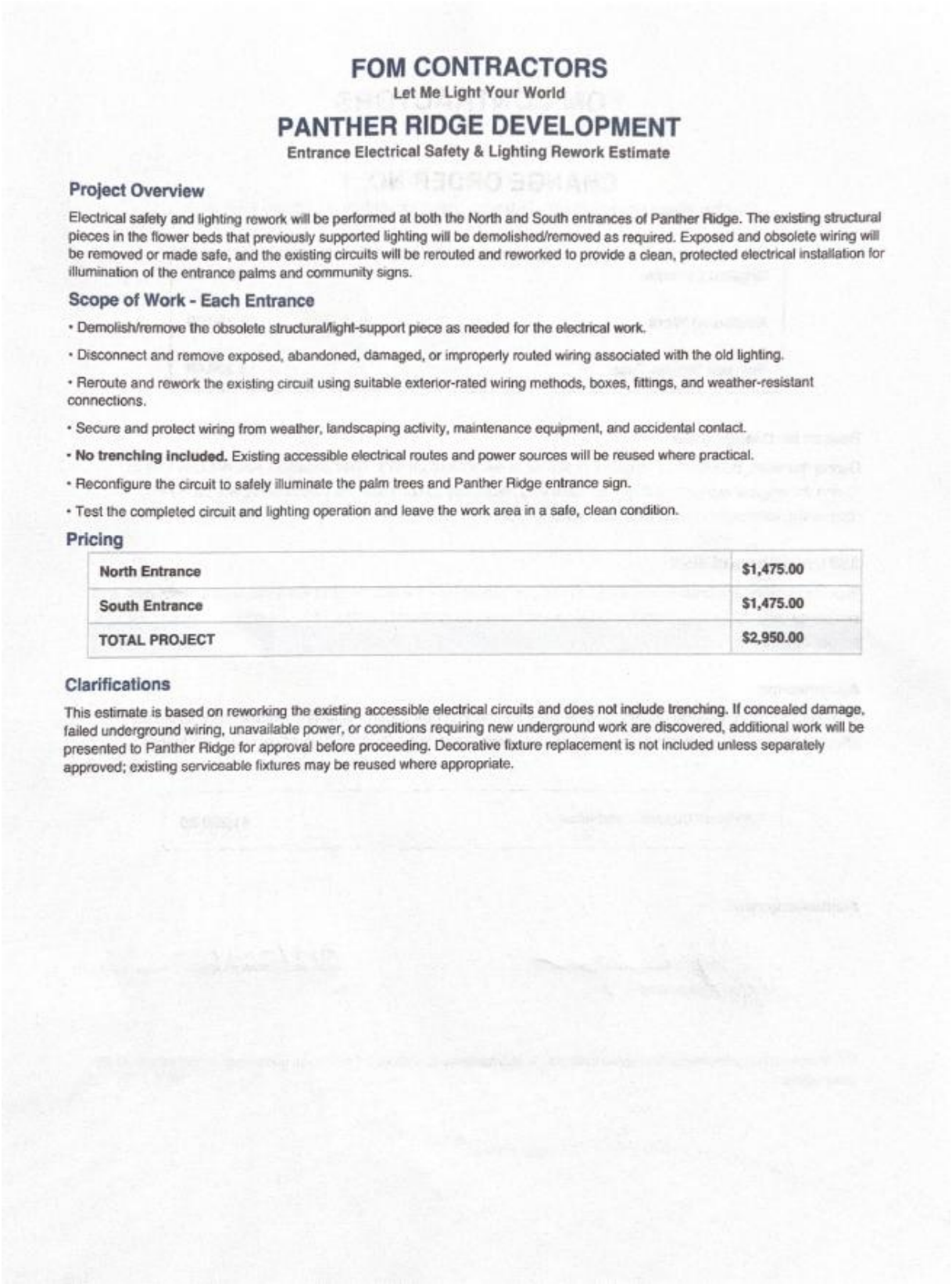
Notes

Please mail this check once it prints at the Orlando office. The invoice is attached.

Exhibit C1 FOM electrical estimate

Entrance electrical estimate for $2,950; additional work is subject to approval.

Source: supplied screenshot; Panther_Invoices_1_Redacted.pdf, PDF page 50.



FOM CONTRACTORS

Let Me Light Your World

PANTHER RIDGE DEVELOPMENT

Entrance Electrical Safety & Lighting Rework Estimate

Project Overview

Electrical safety and lighting rework will be performed at both the North and South entrances of Panther Ridge. The existing structural pieces in the flower beds that previously supported lighting will be demolished/removed as required. Exposed and obsolete wiring will be removed or made safe, and the existing circuits will be rerouted and reworked to provide a clean, protected electrical installation for illumination of the entrance palms and community signs.

Scope of Work - Each Entrance

- Demolish/remove the obsolete structural/light-support piece as needed for the electrical work.
- Disconnect and remove exposed, abandoned, damaged, or improperly routed wiring associated with the old lighting.
- Reroute and rework the existing circuit using suitable exterior-rated wiring methods, boxes, fittings, and weather-resistant connections.
- Secure and protect wiring from weather, landscaping activity, maintenance equipment, and accidental contact.
- **No trenching included.** Existing accessible electrical routes and power sources will be reused where practical.
- Reconfigure the circuit to safely illuminate the palm trees and Panther Ridge entrance sign.
- Test the completed circuit and lighting operation and leave the work area in a safe, clean condition.

Pricing

North Entrance	**$1,475.00**
South Entrance	**$1,475.00**
TOTAL PROJECT	**$2,950.00**

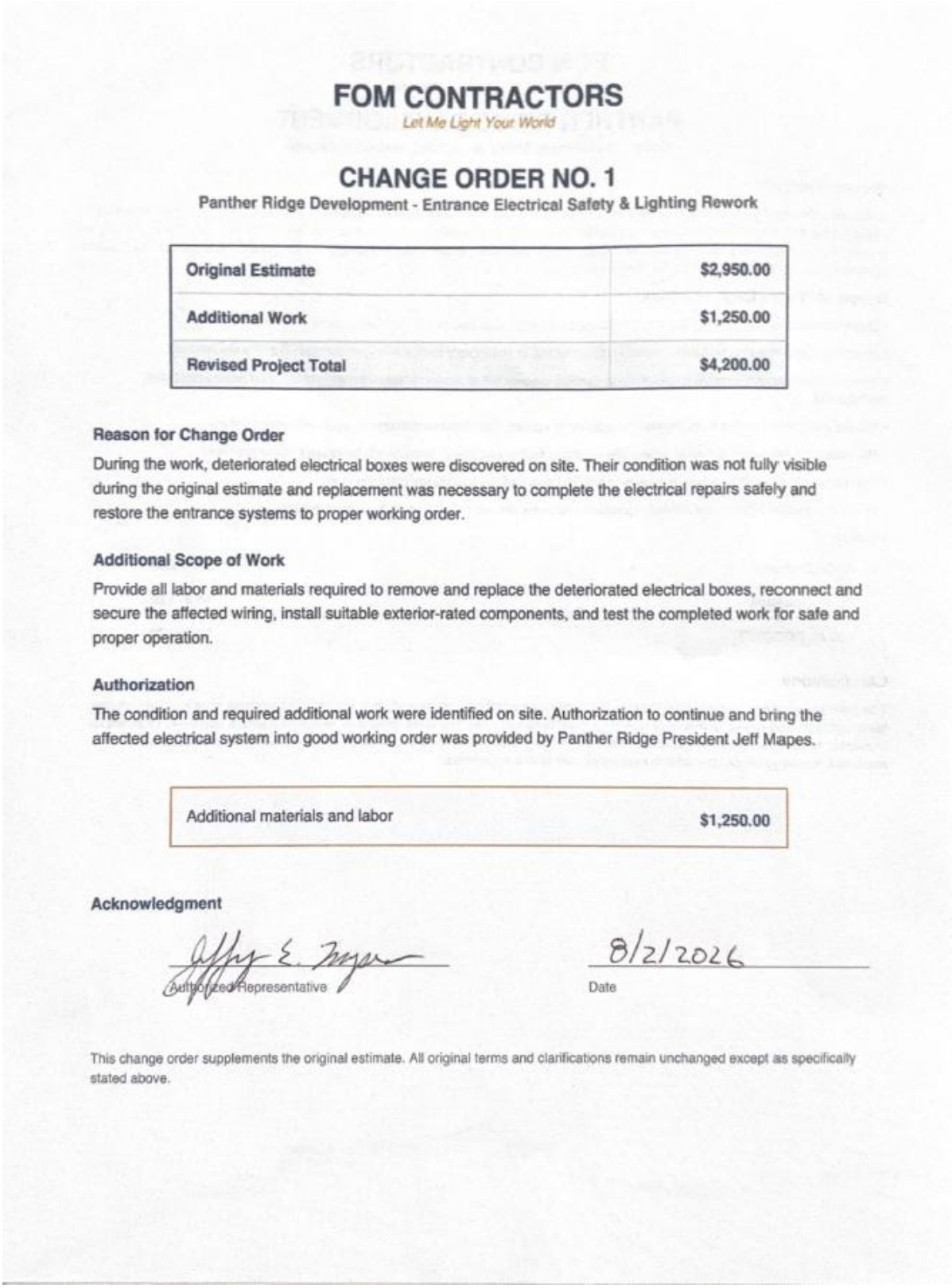
Clarifications

This estimate is based on reworking the existing accessible electrical circuits and does not include trenching. If concealed damage, failed underground wiring, unavailable power, or conditions requiring new underground work are discovered, additional work will be presented to Panther Ridge for approval before proceeding. Decorative fixture replacement is not included unless separately approved; existing serviceable fixtures may be reused where appropriate.

Exhibit C2 FOM electrical change order

Additional $1,250; revised total $4,200. The text attributes authorization to President Jeff Mapes; the supplied signature and handwritten date are shown intact.

Source: supplied screenshot; Panther_Invoices_1_Redacted.pdf, PDF page 51. Clarification of the exact approval date and authority is demanded.



FOM CONTRACTORS

Let Me Light Your World

CHANGE ORDER NO. 1

Panther Ridge Development - Entrance Electrical Safety & Lighting Rework

Original Estimate	**$2,950.00**
Additional Work	**$1,250.00**
Revised Project Total	**$4,200.00**

Reason for Change Order

During the work, deteriorated electrical boxes were discovered on site. Their condition was not fully visible during the original estimate and replacement was necessary to complete the electrical repairs safely and restore the entrance systems to proper working order.

Additional Scope of Work

Provide all labor and materials required to remove and replace the deteriorated electrical boxes, reconnect and secure the affected wiring, install suitable exterior-rated components, and test the completed work for safe and proper operation.

Authorization

The condition and required additional work were identified on site. Authorization to continue and bring the affected electrical system into good working order was provided by Panther Ridge President Jeff Mapes.

Additional materials and labor	**$1,250.00**

Acknowledgment

Jeff E. Mapes — Authorized Representative

8/2/2026 — Date

This change order supplements the original estimate. All original terms and clarifications remain unchanged except as specifically stated above.

Exhibit C3 FOM electrical payment request

September 16, 2026 request for $4,200 payable to FOM. Payment completion is unverified.

Source: supplied screenshot; Panther_Invoices_1_Redacted.pdf, PDF pages 48-49. Its local filename says Klean; the actual form names FOM.

Payment and Transfer Request

Submitted By	Jennifer Almonte
Submitted On	9/16/2026 8:51:12 PM Central Time
Branch	CMP
Branch Id	59
Association	Panther Ridge HOA
Association Id	473

Payment Transfer Request Details

Payment Payable To Vendor
FOM Contractors Inc (#642875)
Recurring Invoice
False
Vendor C3 Id
19607
Vendor Address
10967 Lake Underhill Rd, STE 131
Vendor City
orlando
Vendor State
FL
Vendor Zip
32825
Pay From Bank Account
Bank United (BU)
Payment Due Date
2026-09-16
Pay By Option
Check
Total Payment Amount
4200.00

GL Code	Comment	Reference	Amount	Department
6545	Electrical Repair entrance		4200.00	electric

Bank Account Information

Account Last Four
[redacted]

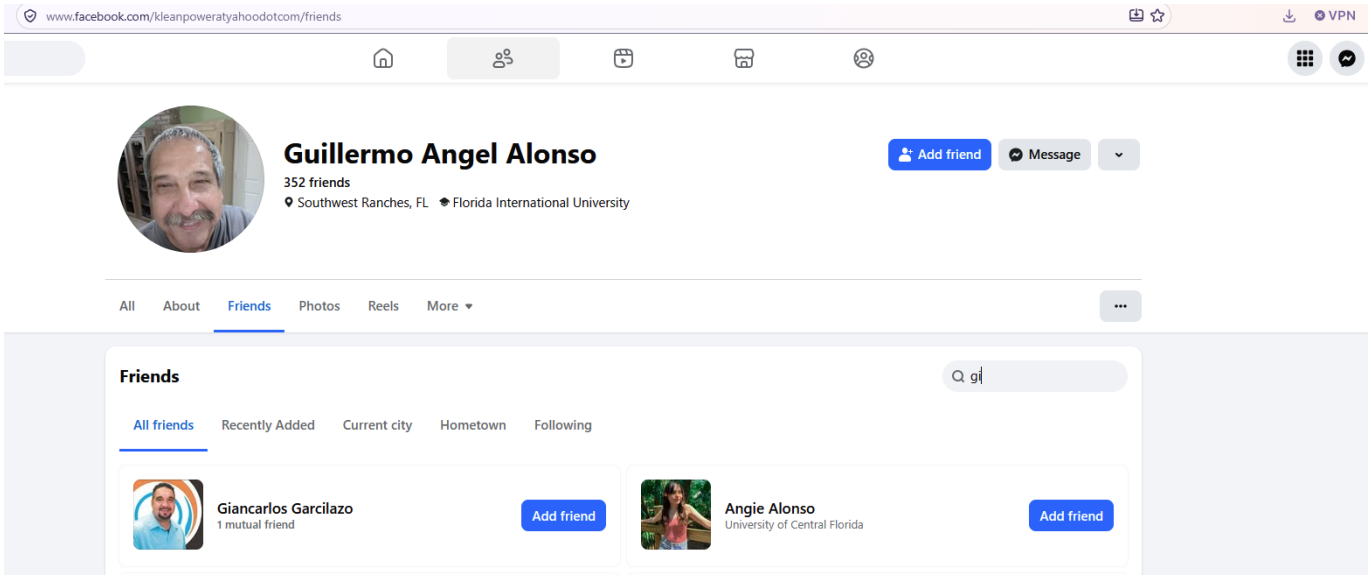
Notes

Front monument electrical repair

Exhibits D1 E1 Vendor verification context

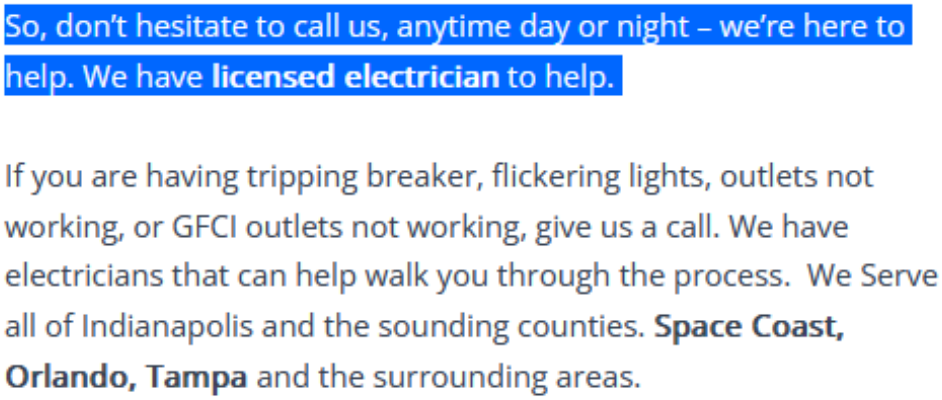
D1 Displayed Facebook connection

Accounts named Guillermo Angel Alonso and Giancarlos Garcilazo. The display alone does not establish business ties, knowledge or wrongdoing.



E1 FOM emergency service webpage excerpt

Supplied screenshot retains Indianapolis language. Website inconsistencies require verification; they do not establish criminal fraud.



Source and law references: see R1-R7 and S7-S8 in the references section.

Exhibit F1 December playground approval

December 6, 2025 minutes name PlayLofts and Enlace for the estimated $4,680 playground project.

Source: image of EMERENCY BOARD MEETING 12 06 2025.pdf, PDF page 1.

PANTHER RIDGE EMERGENCY BOARD MEETING 12/06/2025

LOCATION PANTHER RIDGE POOL CLUBHOUSE @ 4:00pm

JAMES CAMPANELLI called the meeting to order at 4:00PM

MEETING NOTICE WAS POSTED IN THE CLUBHOUSE AND ON TOWN SQ

Board members discussed the structural damage found and the cost for repairs and to repaint and seal the playground equiptment , estimates was presented by Lisa Harlow for $4680.00 from PlayLofts and Enlace Paint &Design, llc

ELLIS ADKINS motioned to approve cost of repairs to playground equipment that structural damage was found during clean up and painting equipment at the estimated cost of $4680.00 for repairs and to repaint and seal post to the structure of the playground equipment for general maintaince .

SECONDED DANIEL MCELWANEY, ALL WERE IN FAVOR

Motion was passed

BOARD members attending in person JAMES T, CAMPANELLI, ELLIS R ADKINS, DANIEL B. MCELWANEY, LISA HARLOW (ANDREW NICOLETTI was unavaible)

A motion was made to adjourn the meeting AT 7:00 pm BY DANIEL MCELWANEY, JAMES CAMPANELLI seconded , all were in favor

Exhibit F2 August electrical approval

Item J records approval of FOM for $2,950 and Lisa Harlow's abstention due to a conflict of interest.

Source: image of Panther Ridge August 18 2026 Minutes.pdf, PDF page 2.

Mc Elwaney seconded James Campenelli objected the rest voted in favor motion carried Daniel McElwaney motion to approve Automatic Access for cabana entry system for $4,215.5.10 Lisa Harlow seconded the motion carried

D. **Automatic Access control camera system quote was held for further review.**

E. **Lisa Harlow motions to approve the new community house color paint pallet from Sherwin Williams Jeffrey Mapes seconded Jeffrey Campenelli abstained the rest voted in favor motion carried.**

F. **Discussion regarding the drain between Catfish and Cougar grate was tabled for next meeting**

G. **Deanna Kaier motions to create Board of Director Microsoft account for a yearly fee of $129.00 James Campenelli seconded motion carried**

H. **Lisa Harlow motions to approve the fining and suspension policy Jeffrey Mapes seconded motion carried.**

I. **Lisa Harlow motions to approve Speedway Auto Works towing contract Jeffrey Mapes seconded motion carried.**

J. **Jeffrey Mapes motions to approve FOM Electrical for $2,950.00 James Campenelli seconded Lisa Harlow abstained due to conflict of interest, the rest voted in favor motion carried.**

VII. **DELINQUENCIES**

VIII. **VIOLATIONS**

IX. **OPEN FORUM**

X. **ADJOURNMENT**

A. **Jeffrey Mapes made a motion to adjourn the meeting at 8:07 PM Daniel McElwaney seconded motion carried.**

Minutes Prepared by: Licensed CAM - Jacquelin.Rothwell@associa.us

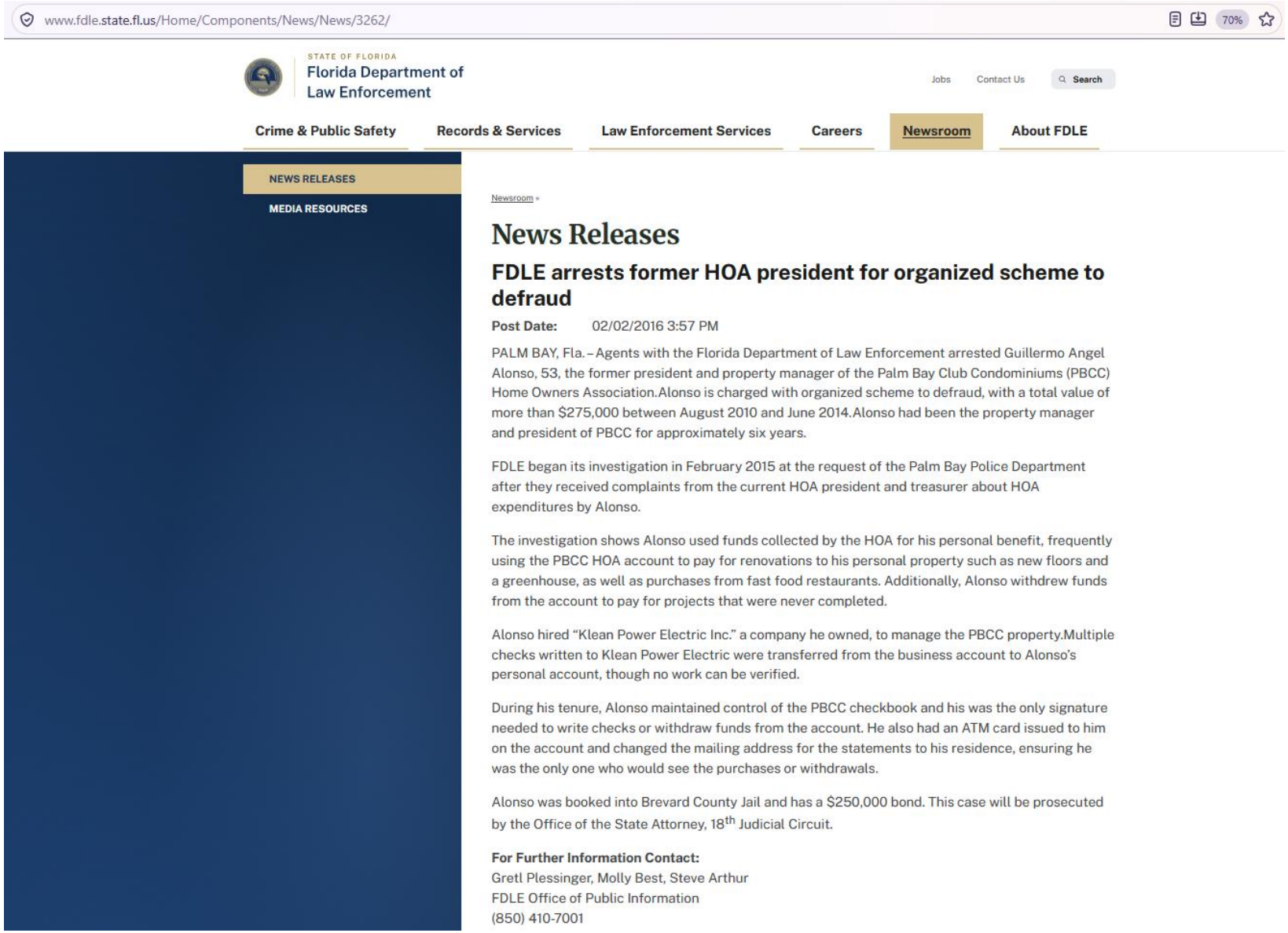
Associa® Community Management Professionals

PROFESSIONALLY MANAGED BY *COMMUNITY MANAGEMENT PROFESSIONALS, INC.*, AN ASSOCIA® MEMBER COMPANY

4700 MILLENIA BLVD. SUITE 515, ORLANDO, FL 32839 | MAIN: 407.455.5950 | FAX: 407.903.9234

Exhibit G1 FDLE arrest announcement involving Alonso and Klean

Supplied screenshot: Alonso_KleanPowerElectric_FraudCharges_FDLE_updated.png. Full source URL: R2. The announcement reports allegations at another association, not a final case outcome or wrongdoing at Panther Ridge.



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News Releases

FDLE arrests former HOA president for organized scheme to defraud

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PALM BAY, Fla. – Agents with the Florida Department of Law Enforcement arrested Guillermo Angel Alonso, 53, the former president and property manager of the Palm Bay Club Condominiums (PBCC) Home Owners Association.Alonso is charged with organized scheme to defraud, with a total value of more than $275,000 between August 2010 and June 2014.Alonso had been the property manager and president of PBCC for approximately six years.

FDLE began its investigation in February 2015 at the request of the Palm Bay Police Department after they received complaints from the current HOA president and treasurer about HOA expenditures by Alonso.

The investigation shows Alonso used funds collected by the HOA for his personal benefit, frequently using the PBCC HOA account to pay for renovations to his personal property such as new floors and a greenhouse, as well as purchases from fast food restaurants. Additionally, Alonso withdrew funds from the account to pay for projects that were never completed.

Alonso hired "Klean Power Electric Inc." a company he owned, to manage the PBCC property.Multiple checks written to Klean Power Electric were transferred from the business account to Alonso's personal account, though no work can be verified.

During his tenure, Alonso maintained control of the PBCC checkbook and his was the only signature needed to write checks or withdraw funds from the account. He also had an ATM card issued to him on the account and changed the mailing address for the statements to his residence, ensuring he was the only one who would see the purchases or withdrawals.

Alonso was booked into Brevard County Jail and has a $250,000 bond. This case will be prosecuted by the Office of the State Attorney, 18th Judicial Circuit.

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