September 12, 2026

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

To: Panther Ridge HOA Board of Directors and Associa/CMP Management

Subject: Official Records Request – Legal and Project Expenditures

As a parcel owner, I request access to inspect and copy the following existing association records under section 720.303(4)–(5), Florida Statutes, for September 9, 2024, through present:

1. Records documenting all amounts paid to attorneys or law firms, including legal fees, retainers, and reimbursed expenses, together with invoices, billing statements, general-ledger entries, produced documents or advice, and payment records.
2. Records documenting all amounts spent on projects, improvements, maintenance, and repairs, including contracts, work orders, change orders, invoices, receipts, general-ledger entries, and payment records. This includes expenditures from operating and reserve accounts, whether or not discussed, approved, or reported at a board meeting.
3. Any and all meeting notices, minutes, and decisions regarding the selection and approval of additional color choices for the “color palette”. This includes board meetings as well as committee meetings.

Please include records held by management on the association’s behalf. This request seeks existing records, not the preparation of a new report. For any legally exempt information, please provide the nonexempt portions and identify the legal basis for any redaction or withholding.

Please make these records available within 10 business days after receipt. Electronic copies sent to the email below are preferred; otherwise, please arrange inspection and copying within that period. Please advise of any anticipated copying charges beforehand.

Sincerely,

Ellis Akins
441 Cougar Street Cocoa, FL 32927
ellisakins@gmail.com