
Re: Rules & Regulations

Blaire Lapides <bjlapides@bellsouth.net>

Tue, Jun 25, 2024 at 2:26 PM

To: "Shawn Martin" <smartin@isccompany.net>

Cc: <canon22222@aol.com>, <ericcrichards@gmail.com>, <elizabeth.palen@hotmail.com>, <maritzawilhelm@yahoo.com>, <maudekbruce2@gmail.com>, <mcthom71@gmail.com>, <miriam71@comcast.net>, <jayp@sunrisemgtfl.com>, <miker@sunrisemgtfl.com>

This is not the first time you have made false allegations against me in writing in your email (you "can't keep your hand off other unit owners".) To be clear, I have absolutely no knowledge or understanding of what you are referring to.

As such, since you claim to have video proof and I have no idea what you are talking about, I respectfully request that you provide the video(s) to which you are referring for my review. Then we can discuss what you are talking about and whether my actions actually affect my position on the board or the Association as I am an officer on the board. As a fellow board member, and a unit owner allegedly trying to assist the unit owners as part of your board duties, I would think that you would want to stop my alleged behavior to protect the Association.

If however, you are unable to produce said video (as I suspect no such video(s) exist), I demand you immediately retract your written statement with an apology in the same email string you sent your accusations and refrain from other similar attacks as they are false. Without proof of a video, I can only presume that you are being a bully without any basis for same to gain personal benefit which is a breach of your fiduciary duty.

I await your response and production of the videos.

On Monday, June 24, 2024 at 07:39:46 PM EDT, Shawn Martin <smartin@isccompany.net> wrote:

First, Blaire, you should NOT be on the Board since you clearly can't keep your hands off other unit owners which is on video. Then, these new Rules you and whoever else made are possibly already in violation of the new laws going into effect on July 1st. I have highlighted all the rules I take issue with that may get into a lawsuit. Like I said, the DBPR or a Judge can overturn any of these that violate property owners rights or Florida Laws. We all know that you police the Phases/Subdivisions and harass the unit owners and steps are being taken to stop all that once and for all. Anyways, this is the redline version of your Rules that you drafted along with the highlighted areas that I take issue with.

I can't wait for the state to come in and get this rouge board under control, like yesterday! .We have more important matters to address than you doing two jobs and then dumping it on us at the last minute (Secretary and Treasurer) because you haven't been keeping up.

Shawn Martin, MBA

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On Jun 24 2024, at 12:55 pm, Blaire Lapides <bjlapides@bellsouth.net> wrote:

All,

Don't know how the page numbers all became page 8, but attached is the corrected copy.

Please review or correct your copy and bring to the meeting tomorrow night.

Thanks,
Blaire