



Sunil Menon <think.sunilmenon@gmail.com>

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## LEGAL ERROR by Attorney Magistrate: Fwd: Broward County Value Adjustment Board Recommended Decision (Petition #2024-15043-504118170270)

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Meyers, Andrew <AMEYERS@broward.org>

Tue, Mar 11, 2025 at 8:14 AM

To: Sunil Menon <>

Cc: "Andron, Scott" <SAndron@broward.org>, "Brian R. Kopelowitz" <>

Good morning. I am only now seeing your overnight and early morning emails. I also see your below exchange with my colleague, Scott Andron.

I have a County Commission meeting this morning but will review these later today and if I believe there is anything to investigate I will work with Scott to identify the appropriate next steps.

Andrew J. Meyers  
Broward County Attorney  
[ameyers@broward.org](mailto:ameyers@broward.org)  
954.357.7600

On Mar 11, 2025, at 12:18 AM, Sunil Menon <> wrote:

Dear Andrew and Scott:

Would a letter that accepts a clearly fraudulent survey sent on Broward County Letterhead by unqualified staff from the Environmental Permitting Division be of concern to Broward County Commission? I see every commissioner's name listed on the first document on the Broward County letterhead.

Michelle Decker from the Environmental Permitting Division send this letter one day after I asked by HOA to get in touch with my attorney, Brian Kopelowitz about construction defects in the Sierra Ranches Stormwater Flowage, Drainage and Retention body (primary function) with floating environmental resource (wetland preserve). This was prior to the release of 90% of the construction bond money at the CBWCD amounting to \$7.38 million on October 25th, 2023. Based on this clearly fraudulent letter as the underlying survey is fraudulent, my HOA refused to engage with my attorney prior to the bond release proceeding to inform me that it was my personal problem and not association's. This letter clearly interfered with my statutory property rights.

I will forward you another email that involves my counsel and Micheal Owens, counsel from the Broward County Environmental Permitting Division. He clearly did not follow up with my attorney on my concerns. Should this be of concern to the Broward County Commission?

I am concerned because Michelle Decker is continuing to give misleading information. She informed my association today that it was not possible to draw water from the CBWCD Flowage, Drainage and Retention Easement (primary) that has an overlapping conservation easement (secondary). This directly contradicts the information I have in writing from the CBWCD in June 2023 that there are no restrictions in drawing water for irrigation purposes from their easements. Also Natalie Cole of SFWMD indicated the primacy of CBWCD flowage easement in writing over the conservation easement in September 2023, a point validated by the SFWMD OIG in October 2024 as he categorically said their permit is for the wetland shelves and not the flow channels over which the CBWCD has exclusive jurisdiction. Her assertion is also silly from an engineering perspective because she said that the residents could draw water from a smaller lake in the community, but she does not realize that the two are connected via a gravity pipe and water will attain equilibrium in both bodies. In fact, the larger body with the floating wetland preserve is a downstream waterbody in a flow system. She has also told me in person in August 2023 that the channels around the residential lots have no conveyance function (you should see my bio to understand why I can spot people who incorrectly opine on engineering topics they should not).

Maybe Broward County may want to investigate why unqualified people from the Broward County Environmental Permitting Division sent acceptance of engineering as built that will be proven in court to be

fraudulent (as it has a binary provable missing 40 foot wide 10 foot deep channel in real life that purportedly exists on the approved as-built survey).

***I urge you to intervene to stop Michelle Decker and the Environmental Permitting Division from sending conflicting and unproven information to my HOA that is continuing to impede on my statutory rights.***

Many thanks in advance for your kind attention to the matter.

Best regards,  
Sunil Menon

On Mon, Mar 3, 2025 at 10:08 AM Sunil Menon <> wrote:

Thank you Scott! Understood. Appreciate your role clarification as the VAB board is also composed of some commissioners (and hence I mistakenly assumed your jurisdiction extends to them).

I am aware of the timelines and will act appropriately based on the VAB's actions.

Again, thank you for your response and wishes.

Best regards,  
Sunil

On Mon, Mar 3, 2025 at 6:11 AM Andron, Scott <[SAndron@broward.org](mailto:SAndron@broward.org)> wrote:

Mr. Menon,

I provide legal support to the Broward County Tax Collector, and County Attorney Andrew Meyers asked me to respond to your email.

We are sorry to hear that you have not received the relief you believe you are entitled to from the VAB. However, please understand that Florida law assigns different roles to different public officials with respect to property taxes. The County Attorney's Office provides legal support to the County Commission and the Tax Collector, but neither is a party to VAB proceedings, nor do they have any oversight authority with respect to such proceedings.

The only suggestion we can provide is that you contact a Florida-licensed private attorney with appropriate experience in this area of practice. Also, please be aware that there may be strict deadlines for any further action you wish to take. Our office cannot provide you with legal advice.

Best wishes for a swift resolution of your dispute.

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<Sunil Menon Bio (4).pdf>



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