



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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Sunil Menon <>

Wed, Mar 12, 2025 at 5:44 PM

To: "Brown, Jennifer" <jennbrown@broward.org>

Cc: "Brian R. Kopelowitz" <>

Hello Jennifer:

It appears you are trying to catch up on 18+ months of history in an abbreviated timeline. I'll send you a few documents to get oriented but you may not be able to replicate my lived experience, the hundreds of hours of research, pain and agony, and economic injury I endured that will come out in court through the discovery process.

Here's a problematic engineering as-built acceptance document on Broward County Letterhead sent by unqualified staff using unjustified government power to squelch my US constitutional and civil rights timed one day after I asked my reluctant HOA (now I know why) to talk to my attorney about construction defects in the Stormwater Flowage, Drainage and Retention easement (primary function) doubling as a floating wetland preserve (secondary function) in Sierra Ranches.

This is despite informing Michelle Decker twice before in person that it was not constructed correctly in the first place and had experienced substantial shallowing. Her boss Linda told me on December 4, 2023 when I went to meet Michelle in person that she had no way of measuring depth or width. How did she accept engineering as built based on her inspection that now has a binary provable element of a missing channel?

Nothing in this world can excuse the gross abuse of power by Broward County to trample my statutory and property rights under the color of the law in perhaps a RICO pattern as I have documented.

The other emails I forward should help you somewhat understand the chain of events from a Broward county perspective. I am sure you will do your own diligence as Broward County prepares for federal court action and there will be formal discovery when that happens.

I am sure federal investigative outputs may also be revealed in due course.

Best regards,  
Sunil

----- Forwarded message -----

From: **Sunil Menon** <>

Date: Tue, Mar 11, 2025 at 12:14 AM

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

To: Andron, Scott <SAndron@broward.org>

CC: Meyers, Andrew <AMEYERS@broward.org>, Brian R. Kopelowitz <kopelowitz@kolawyers.com>

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.



Scott Andron

Assistant County Attorney  
Office of the County Attorney  
Broward County Governmental Center  
115 S. Andrews Avenue, Room 423  
Fort Lauderdale, Florida 33301  
Main: 954-357-7600  
Direct: 954-357-7645  
Mobile: 954-559-4686

Begin forwarded message:

**From:** Sunil Menon <>  
**Date:** March 3, 2025 at 8:01:06 AM EST  
**To:** "Meyers, Andrew" <[AMEYERS@broward.org](mailto:AMEYERS@broward.org)>  
**Cc:** "Brian R. Kopelowitz" <>  
**Subject:** Fwd: **LEGAL ERROR by Attorney Magistrate: Fwd: Broward County Value Adjustment Board Recommended Decision (Petition #2024-15043-504118170270)**

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Good morning Andrew!

I am a Davie taxpayer. Broward county may want to tune into this situation.

Best regards,

Sunil

----- Forwarded message -----

**From:** **Sunil Menon** <>  
**Date:** Thu, Feb 27, 2025 at 2:43 PM  
**Subject:** Re: LEGAL ERROR by Attorney Magistrate: Fwd: Broward County Value Adjustment Board Recommended Decision (Petition #2024-15043-504118170270)  
**To:** VAB <[VAB@broward.org](mailto:VAB@broward.org)>  
**CC:** Brian R. Kopelowitz <>, Richard Sherman <[rsherman@bcpa.net](mailto:rsherman@bcpa.net)>, Ayala, Madeline <[MAyala@broward.org](mailto:MAyala@broward.org)>, Graham-Cooper, Adrian <[AGCOOPER@broward.org](mailto:AGCOOPER@broward.org)>

Just to be clear this statement below referred to the informal meeting I had with Maureen and Richard in October in Richard's office and not in the November 15th hearing. Clarifying for legal evidence purposes.

*"The PAO's office was aware of the missing channel and even muttered the words "coordinated conspiracy".*

----- Forwarded message -----

From: **Sunil Menon** <>

Date: Thu, Feb 27, 2025 at 1:58 PM

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

To: VAB <[VAB@broward.org](mailto:VAB@broward.org)>

CC: Brian R. Kopelowitz <>, Richard Sherman <[rsherman@bcpa.net](mailto:rsherman@bcpa.net)>, Ayala, Madeline <[MAYala@broward.org](mailto:MAYala@broward.org)>, Graham-Cooper, Adrian <[AGCOOPER@broward.org](mailto:AGCOOPER@broward.org)>

Hello Madeline:

Thank you for your call.

1/ Per our conversation, please have the VAB Attorney review the ***Fundamental Legal and Statutory Errors in the Magistrate's Decision*** document showing six points for why she made critical and substantive legal errors and did not consider all evidence that was presented in the timestamped VAB Petition (provided as a cross-reference), and somehow narrowly was made to consider two questions perhaps by the way the PAO attorney positioned it in the beginning (you can hear it from the audio file). As an ordinary taxpayer, I did not realize that she was narrowly focusing on two questions without considering the range of statutory basis, actions and evidence I was presenting.

2/ Going in front of an appraiser attorney is not necessary because we have been in front of one on November 15th, 2024 and there is an audio file of the hearing that clearly shows what was discussed. The PAO's office already accepted the binary material mistake of fact (does a channel exist or not) verifiable through their own aerial data, the financial ramifications and liabilities. The PAO accepted the concept of ***liabilities***, and even seemingly agreed with the magnitude of \$291K but tried to apply it to their inflated market value (which differed substantially from their published just/market value for the record and may have ramifications for portability for taxpayers).

There are two alternatives:

1/ The preferred option is that the VAB should grant me relief for all tax years which is allowed by Florida Statutes as explained in my document rebutting the Attorney Magistrate's misguided narrow interpretation of FL statutes while disregarding statutes reflecting legislative intent to protect taxpayers that explicitly allow for the retroactive assessed value adjustments (Florida Statute 197.122(3) and Florida Statute 197.182).

2/ The alternative is to take the 2024 Assessed/SOH number and subtract the liabilities of \$291K from my 2024 Assessed/SOH value that was already determined in front of the appraiser magistrate on November 15th, 2024 because if those liabilities were ok to apply to the inflated market value, they should be applicable to the Assessed/SOH value as well.

The last four paragraphs from my rebuttal to the attorney magistrate's contains my experience of the strategic misdirections and bureaucratic ping pongs I have been made to go through unnecessarily despite compelling and clear statutory basis and evidence. I strongly feel this is taxpayer abuse.

Thank you in advance for your help. I look forward to hearing the final decision from the VAB so that I can evaluate whether to add the PAO and VAB to the intended list of defendants in federal court for my US constitutional rights violations and civil rights violations.

Best regards,

Sunil

*Should the VAB decline to correct these legal errors, we will pursue appropriate judicial review while continuing to develop parallel federal claims addressing the underlying US Constitutional (violation of 1st, 4th, 5th, 13th and 14th amendment rights) and civil rights issues.*

*The existence of statutory provisions specifically allowing corrections and refunds for up to 4 years clearly demonstrates legislative intent to permit certain types of corrections beyond the 60-day window. The Magistrate's decision contravenes this intent and should be reversed, particularly given the binary nature of the missing channel fraud that can be verified through the BCPA's own records.*

*The lip service given by the PAO and VAB about being independent, and taxpayer friendly is not borne out by my actual experience. In the first meeting, the PAO's office spent inordinate time discussing just/market value when it was clear from my informal meeting with them that I was challenging assessed value, and the form itself said "Real Value" and not Just/Market Value. The PAO's office was aware of the missing channel and even muttered the words "coordinated conspiracy". Bureaucrats hope that the ordinary citizen will simply give up. Then I was told the appraiser magistrate was not the appropriate type and I needed to go to an attorney magistrate. The attorney magistrate clearly has ignored all the Florida laws I have referenced, while giving deference to the PAO's misguided law citations. Now I am told I need to go back before an appraiser magistrate. The PAO already accepted the concept of liabilities in front of the appraiser magistrate in the hearing dated November 15, 2024. So the VAB should just apply the 25% reduction in assessed value instead of continuing to violate my US constitutional rights and civil rights by making me jump through more hoops on something that has been well established in 2.5 hours of testimony and in a Supreme-court plus level briefing authored by an ordinary taxpayer.*

*I request the VAB to do the right thing, follow the law and grant me relief on the assessed value.*

On Thu, Feb 27, 2025 at 1:10 PM VAB <[VAB@broward.org](mailto:VAB@broward.org)> wrote:

Good afternoon,

Per our conversation, this is written confirmation that you will go forward with the legal review and not appear Infront of an appraiser magistrate as informed by the attorney magistrate.

Our office will forward this request to the VAB counsel for review. Be advised that the VAB Attorney only reviews the legal aspects of the hearing/decision. He cannot instruct an appraiser/attorney magistrate to change their decision. However, if a discrepancy is discovered he will instruct them to revise their worksheet to comply with FL law.

#### **Value Adjustment Board Clerk**

Finance and Administrative Services Department | **Value Adjustment Board**

115 S. Andrews Avenue, Suite 120, Fort Lauderdale, FL 33301

Tel: (954) 357-7205 or (954) 357-5367 | Fax: (954) 357-5573

Web address: <http://www.broward.org/VAB/Pages/Welcome.aspx>

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**From:** Sunil Menon <>  
**Sent:** Wednesday, February 26, 2025 8:56 PM  
**To:** VAB <[VAB@broward.org](mailto:VAB@broward.org)>  
**Cc:** Brian R. Kopelowitz <>; Richard Sherman  
<[rsherman@bcpa.net](mailto:rsherman@bcpa.net)>  
**Subject:** LEGAL ERROR by Attorney Magistrate: Fwd: Broward County Value Adjustment Board  
Recommended Decision (Petition #2024-15043-504118170270)

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Dear VAB:

The Special Magistrate's decision contains several critical legal errors that warrant immediate reconsideration or appeal based on fundamental misapplications of Florida's statutory framework governing property tax assessments.

Please see attached along with my latest time stamped VAB Petition where all these points were made.

I request the VAB to consider the full evidence, letter and intent of all referenced statutes while making a decision. At a minimum, since the PAO agreed to the concept of liabilities at the November 15th, 2024 VAB meeting (audio file available) with the appraiser magistrate, the PAO should be directed to make the adjustment to my 2024 assessed/SOH value. The magnitude of the liability data is in my time stamped VAB petition.

I intend to bring suit against both government agencies and private actors to the US federal court anyway for violation of my US constitutional rights and civil rights due to fraud in the stormwater system.

I would prefer not adding the PAO and VAB to the defendant list for USPAP violations and not following Florida laws such as correcting for binary material mistakes of fact that do not require extensive fact finding as BCPA's own aerals irrefutably prove the binary material mistake of fact.

Thank you in advance for your kind consideration.

Best regards,

Sunil Menon  
1980 Meadows Drive Davie FL 33324

----- Forwarded message -----

From: **Broward VAB (No-Reply)** <[VABAdmin@broward.org](mailto:VABAdmin@broward.org)>  
Date: Wed, Feb 26, 2025 at 1:01 PM  
Subject: Broward County Value Adjustment Board Recommended Decision (Petition  
#2024-15043-504118170270)  
To: <>

\*\*\* DO NOT REPLY – This mailbox is not monitored, send all requests to [VAB@broward.org](mailto:VAB@broward.org) \*\*\*

To whom it may concern:

Please be advised the Special Magistrate has rendered their decision. See attached for a copy of the DR-485V Decision of the Value Adjustment Board.

You may also view the recommended decision on our website, <https://bcvab.broward.org/axiaweb2024/>. Your log-in information is provided on the bottom of the receipt you received upon filing your petition.

If you have any questions or need to obtain your log-in information, please contact our office at (954) 357-7205 or email [VAB@broward.org](mailto:VAB@broward.org).

Respectfully,  
Broward County Value Adjustment Board

Finance and Administrative Services Department | Value Adjustment Board  
115 S. Andrews Avenue, Suite 120, Fort Lauderdale, FL 33301  
Tel: (954) 357-7205 | Fax: (954) 357-5573 | Email: [vab@broward.org](mailto:vab@broward.org)  
Web address: [www.broward.org/VAB/Pages/Welcome.aspx](http://www.broward.org/VAB/Pages/Welcome.aspx)

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## 2 attachments



**Broward\_Environmental\_Pemitting\_Division.docx**  
1527K



**Sunil Menon Bio (4).pdf**  
96K