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May 3, 2024

BOARD CERTIFIED IN CONDOMINIUM\*  
& PLANNED DEVELOPMENT LAW

*Via Certified Mail – RRR  
& First-Class U.S. Mail*

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RE: Heritage Ridge North Property Owners Association, Inc. adv. Gorman  
Property Address: 6259 SE Ames Way  
Violation: Impermissible Videotaping of Association Employees

Mr. and Ms. Gorman:

Our firm serves as counsel for Heritage Ridge North Property Owners Association, Inc. (the "Association"). The purpose of this communication is to address events that took place at the Association's office on March 18, 2024. We have become aware that you impermissibly took audio and video recordings of office staff, despite her statement that she did not consent to being recorded, as a means of harassment. Moreover, it was recently brought to our attention that you have posted this unauthorized recording to a publicly accessible website.

The Association expects all residents to interact with its employees in a professional, courteous and appropriate manner. Barging into the Association's office with your video camera as a means of intimidation is unbecoming, and likely violative of Florida's two-party consent statutes.<sup>1</sup>

Demand is hereby made that you remove the unauthorized recordings of Association employees from all websites within ten (10) days. It is the Association's sincere hope that you understand the legal ramifications of your actions, and that if such improper conduct occurs again, the Association will be forced to pursue its lawful remedies to protect its employees.

**GOVERN YOURSELF ACCORDINGLY.**

Regards,

  
John P. Carrigan, Esq.  
JPC/ml

cc: Board of Directors

<sup>1</sup> See *Dept. of Children and Families v. Lights Tutoring Center Int'l*, Fla.Div.Admin.Hrgs Case No. 22-3284 (March 20, 2023)(concluding that the investigators' secretly videotaped footage on her cell phone was violative of Fla. Stat. 934.03).