



VIA REGULAR U.S. MAIL
and E-mail: jellis@shumaker.com

December 29, 2023

Jonathan J. Ellis, Esquire
Shumaker Loop & Kendrick LLP
101 E Kennedy Blvd Ste 2800
Tampa, Florida 33602-5150

Re: Point Brittany Administrative Corporation, Inc.
Our Matter No: 10493-001
Your Clients: Danielle and Timothy Jenkins and Kevin Conzone
Response to Statutory Records Inspection Request

Dear Mr. Ellis:

This firm represents Point Brittany Administrative Corporation, Inc. (the "Association"), and this correspondence is provided in connection with your letter on behalf of Danielle and Timothy Jenkins and Kevin Conzone dated December 21, 2023, and received by our client on December 26, 2023, wherein you request to inspect several official records, pursuant to Section 718.111(12), Florida Statutes.

In accordance with the Association's obligations under Section 718.111(12)(b), Florida Statutes, the Association has elected to make the records available online through OneSource. Please be advised that the Association's vendor for records retention, maintained by Resource Property Management, will be transferred on January 1, 2024 from OneSource to a platform called Vantaca. We have been advised that the Association should not expect any interruption in access during the transition period; however, it may be prudent to download the requested documents from OneSource in advance of the transition period. Any questions related to how to access or navigate OneSource or Vantaca, or how to download files contained therein should be directed to the Association's manager, Karel Costa-Armas at GM@PointBrittany.net.

Any emails responsive to your request will be made available for inspection and copying at the Point Brittany Administrative Corporation, Inc. office. Please contact Mr. Costa-Armas via email if you wish to schedule a mutually convenient date and time for inspection. The requested records will not be assembled for you, but they will be available for your own compilation. Additionally,

2653 McCormick Drive
Clearwater, Florida 33759
(727) 475-5535
 Reply to this Address

WWW.RPGLAW.COM

8470 Enterprise Circle, Suite 309
Lakewood Ranch, Florida 34202
(941) 306-3964
 Reply to this Address

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should you desire copies of documents, the Association may charge you for the cost of making those copies, in accordance with the Statute. Further, in the event any requested documents are not within the online repository, please advise us of such, and if it is an official record, such documents will be made available in-person at the scheduled inspection time.

Sincerely,



Kelly Baker, Esquire

KAB/CM

cc: Colleen R. McInerney, Esquire (*via email only*: cmcinerney@shumaker.com)
Point Brittany Administrative Corporation, Inc. (*via email only*)