

***Below is the actual e-mail from Teresa Gerard (non-board member) to the board It is her 9-point plan to allow fines against the Brandow's. She states that all the board has to do is just update the documents to allow fines against the Brandow's (Lot 83). THE PLAN WAS BASED ON THE WRONG FLORIDA STATUTES AND BEYOND IDIOTIC.***

**From:** "Teresa Gerard" <[tgerard@guardgroup.net](mailto:tgerard@guardgroup.net)>  
**To:** "Michael Eggleston" <[ielue@hotmail.com](mailto:ielue@hotmail.com)>, "norman kolar" <[kolar123@windstream.net](mailto:kolar123@windstream.net)>, "Linda Spear, [suzie1320@verizon.net](mailto:suzie1320@verizon.net)" <[suzie1320@verizon.net](mailto:suzie1320@verizon.net)>, "Agnes Springer-Teitsma, [ELKS2001@aol.com](mailto:ELKS2001@aol.com)" <[ELKS2001@aol.com](mailto:ELKS2001@aol.com)>, "Rauden Peavy ([freespirit66@comcast.net](mailto:freespirit66@comcast.net))" <[freespirit66@comcast.net](mailto:freespirit66@comcast.net)>, "Larry Taborsky" <[letaborsky@aol.com](mailto:letaborsky@aol.com)>, "fennec" <[fennec@comcast.net](mailto:fennec@comcast.net)>  
**Cc:** "Jo-Anne Sckowska" <[jsfish53@gmail.com](mailto:jsfish53@gmail.com)>, "Denise" <[denise@argusvenice.com](mailto:denise@argusvenice.com)>  
**Sent:** Monday, May 2, 2022 3:19:37 AM  
**Subject:** Re: 1302 Guilford Follow-Up

All,  
Please see attached for consideration of options at the Board Meeting. (Denise, please include it in the Board package.) Thanks!

Teresa  
(785)917-0605

On Mon, Apr 25, 2022 at 10:44 AM Teresa Gerard <[tgerard@guardgroup.net](mailto:tgerard@guardgroup.net)> wrote:  
All,

Researched the Florida HOA Statute after visiting with Denise last week and discovered that the process outlined in the Venice Acres Bylaws could be updated with the upcoming revisions (see attached reference documents).

Below is a revised recommended timetable assuming a letter/notice/warning was given.

1. Denise adds "Lot 83 Proposed Fine Discussion" to the May 2nd Board Meeting Agenda; fine of \$100 per day not to exceed \$1,000 per continuous violation.
2. The Documents Committee prepares a draft "Notice of Hearing" to be reviewed by the Board on May 2nd and forwarded to the Lot Owners of Record, if approved.
3. Board appoints Grievance Committee Members, i.e. at least 3 members of the Association--Lot Owners who are not directors or their relatives.
4. Hearing is held at least 14 days after the Notice is delivered, i.e. signed acknowledgement of receipt by both Lot Owners of Record.
5. Advance notice posted on the bulletin board for the Hearing at least 2 days in advance.
6. At the hearing, the Grievance Committee confirms or rejects the fine levied by the Board.
7. If confirmed, a "Notice of Approved Fine" is delivered.
8. If confirmed, Lot Owners have 5 days from the date of the notice to pay the fine.
9. If confirmed and the fine is not paid, a lien can be placed on the Lot and legal action can be taken.

Warm regards,

Teresa