

From: Paul Sloan <comcast.net>
Sent: Wednesday, June 05, 2024 5:40 PM
To: Richard Ulrich <richard.ulrich@uswdlaw.com>
Subject: Venice Acres 1270 THOREAU CIR violation
Importance: High

Mr. Ulrich,

I am all but sure that the Venice Acres Board is withholding facts regarding their decision (and your supposed approval) to notice a violation upon the owners of 1270 Thoreau days prior to their closing.

- 1) In 38 years, there has never been a violation issued in regards to the bridal paths, let alone any effort to keep the paths useable.
- 2) The bridal paths have never been maintained and in many cases, large trees and heavy brush have blocked the paths.
- 3) There are many homes that have fences, sheds and other items that block the paths, some clearly visible from the roads.
- 4) The Bridal Paths have clearly been abandoned and any attempt to reopen will be met with significant legal actions, a mess would be an understatement. (I do not have such an easement).
- 5) The boards action regarding 1270 Thoreau have now opened a legal can of worms for property owners who have said easements.

The back story:

About a year ago Theresa Gerard and her husband took it upon themselves (and without board authorization) to go to 1270 Thoreau and create an incident with the properties owners which ended with the property owners calling the sheriffs department and a report being filed as well as Doyle Gerard allegedly damaging property, the report is available from sheriff's department records department, additionally, Theresa went on to post on Venice Acres Facebook page that she was assaulted by the 1270 property owners. At the board meeting following that incident, the property owners showed up, while I did not attend, I did hear that it ended up with Michael warning Theresa to stay off the bridal paths other than the part of her property.

At the next meeting I warned Theresa to stay off my utility easements. In all the board meetings since that one there was never been a mention of 1270 Thoreau again.

I attended this week's board meeting (by video link) and was stunned to hear Theresa all but demanding to send the 1270 Thoreau property owners a violation, she was pushing this knowing there was a June 10th closing and wanted to get violation into the estoppel letter. The board conversation was heated as it was clear that Theresa had drafted a letter that must have been rather outrageous, Michael objected to the language and Theresa was fighting Michael's desire to amend the letter, Michael finally won a motion to amend the letter.

Michael's fight should have been to not file any violation and give a clean estoppel letter just as they had done just a couple of months prior for a closing that did not finalize. Michael knows the history and anyone that knew the history would realize Theresa was being acting with malice and in a vengeful manner, so much so that when one board member asked what

the pros and cons of sending the letter were, Theresa said the only con would be that property owners would not like it, when actually the con is a significant legal liability for Venice Acres.

Theresa Gerard drafting letters is beyond perilous.

The simple fact is that Theresa Gerard is Venice Acres greatest liability and the board lacks any true critical independent thinking, history and the understanding of limiting liabilities allow her behavior to go unchecked.

Sincerely,

Paul Sloan
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