
Georgia Open Records Act Request — Council Meeting Minutes 2009–Present, excluding Jan 2023–May 2025 (Priority 2)

From Matt Williams <matt@vacavia.com>

Date Wed 9/10/2025 5:55 PM

To Ashley Love <ashleylove.31773@outlook.com>

Cc Dylan Williams <dylan@vacavia.com>; Dylan Williams <dylan@williamscpa.us>

Date: September 11, 2025

To: Mrs. Ashley Love, Town Clerk, Town of Ochlocknee

From: Matthew A. Williams, 1001 East Railroad Street, Ochlocknee, GA 31773

Email: matt@vacavia.com | **Phone:** 330-977-0029

Subject: Georgia Open Records Act Request — Council Meeting Minutes 2009–Present, excluding Jan 2023–May 2025 (Priority 2)

Dear Mrs. Love,

Under the Georgia Open Records Act, O.C.G.A. § 50-18-70 et seq., I request copies of all approved Town Council meeting minutes from January 1, 2009, to the present, excluding January 2023 through May 2025 to the extent those records have already been provided.

Please include:

- Regular, special, and called meeting minutes.
- Approved corrections or amendments to minutes.
- Executive session affidavits and summaries.
- If minutes do not exist for a scheduled meeting, please confirm this in writing.

Production requirements and rolling release provisions are the same as stated in my Priority 1 request.

Sincerely,

Matthew A. Williams

Matt Williams, MPA

Chief Strategy Officer/Director of Government Affairs

Park Models & Modulares, LLC

dba Vacavia Cottages & Cabins

dba Pinnacle Park Homes

Address & Contact Information

26488 Georgia Highway 3

Ochlocknee, Georgia 31773

Office: 229-574-5159

Mobile: 229-398-6072

Web: <https://vacavia.com>

Georgia Open Records Act Request — Contracts and Intergovernmental Agreements (Priority 3)

From Matt Williams <matt@vacavia.com>

Date Wed 9/10/2025 5:57 PM

To Ashley Love <ashleylove.31773@outlook.com>

Cc Dylan Williams <dylan@vacavia.com>; Dylan Williams <dylan@williamscpa.us>

Date: September 11, 2025

To: Mrs. Ashley Love, Town Clerk, Town of Ochlocknee

From: Matthew A. Williams, 1001 East Railroad Street, Ochlocknee, GA 31773

Email: matt@vacavia.com | Phone: 330-977-0029

Subject: Georgia Open Records Act Request — Contracts and Intergovernmental Agreements (Priority 3)

Dear Mrs. Love,

Pursuant to O.C.G.A. § 50-18-70 et seq., I request copies of all fully executed contracts between the Town of Ochlocknee and any third-party companies, organizations, or individuals, including but not limited to the Southwest Georgia Regional Commission, and all intergovernmental agreements with other governmental entities.

Please include:

- Executed agreements with exhibits, addenda, renewals, amendments, change orders, and related procurement documents.
- All extensions, task orders, or assignments.
- Any termination or modification documents.
- Resolutions or meeting minutes approving each contract.

Production requirements and rolling release provisions are the same as stated in my Priority 1 request.

Respectfully,

Matthew A. Williams

Matt Williams, MPA

Chief Strategy Officer/Director of Government Affairs

Park Models & Modulares, LLC

dba Vacavia Cottages & Cabins

dba Pinnacle Park Homes

Address & Contact Information

26488 Georgia Highway 3

Ochlocknee, Georgia 31773

Office: 229-574-5159

Mobile: 229-398-6072

Web: <https://vacavia.com>

Georgia Open Records Act Request — Comprehensive Financial Records for Forensic Review (Priority 4)

From Matt Williams <matt@vacavia.com>

Date Wed 9/10/2025 5:59 PM

To Ashley Love <ashleylove.31773@outlook.com>

Cc Dylan Williams <dylan@vacavia.com>; Dylan Williams <dylan@williamscpa.us>

Date: September 11, 2025

To: Mrs. Ashley Love, Town Clerk, Town of Ochlocknee

From: Matthew A. Williams, 1001 East Railroad Street, Ochlocknee, GA 31773

Email: matt@vacavia.com | **Phone:** 330-977-0029

Subject: Georgia Open Records Act Request — Comprehensive Financial Records for Forensic Review (Priority 4)

Dear Mrs. Love,

Under O.C.G.A. § 50-18-70 et seq., I request comprehensive financial records sufficient to permit an independent forensic audit of the Town's finances for the period January 1, 2019, through the present.

Categories requested include (non-exhaustive):

- General ledger, chart of accounts, and trial balances.
- Bank statements, reconciliations, lists of accounts and signatories.
- Accounts payable/receivable, check registers, vendor master file, W-9s, 1099s.
- Payroll registers, W-2s, benefit invoices.
- Budgets, amendments, budget-to-actual reports, monthly/quarterly financial statements.
- Adopted fee schedules, tax digest reports, rate ordinances.
- Grants, ARPA funds, capital project files, debt schedules, bond documents.
- Audit reports and management letters.

Records should be produced electronically (CSV, XLSX, PDF, or other native formats). If the volume is large, please release files on a rolling basis as categories are compiled,

beginning with general ledger, bank statements, and budgets.

Production requirements and rolling release provisions are the same as in my Priority 1 request.

Sincerely,

Matthew A. Williams

Matt Williams, MPA

Chief Strategy Officer/Director of Government Affairs

Park Models & Modulares, LLC

dba Vacavia Cottages & Cabins

dba Pinnacle Park Homes

Address & Contact Information

26488 Georgia Highway 3

Ochlocknee, Georgia 31773

Office: 229-574-5159

Mobile: 229-398-6072

Web: <https://vacavia.com>

Georgia Open Records Act Request — Ordinances Currently in Force (Priority 1)

From Matt Williams <matt@vacavia.com>

Date Wed 9/10/2025 5:53 PM

To Ashley Love <ashleylove.31773@outlook.com>

Cc Dylan Williams <dylan@vacavia.com>; Dylan Williams <dylan@williamscpa.us>

Date: September 11, 2025

To: Mrs. Ashley Love, Town Clerk, Town of Ochlocknee

From: Matthew A. Williams, 1001 East Railroad Street, Ochlocknee, GA 31773

Email: matt@vacavia.com | Phone: 330-977-0029

Subject: Georgia Open Records Act Request — Ordinances Currently in Force (Priority 1)

Dear Mrs. Love,

Pursuant to the Georgia Open Records Act, O.C.G.A. § 50-18-70 et seq., I request copies of all ordinances currently in force in the Town of Ochlocknee.

Please include:

1. The most recent codified Code of Ordinances, if any, in its entirety.
2. All ordinances adopted since the last codification, including final adopted versions with dates and signatures.
3. Any uncoded ordinances that remain in effect, including emergency or temporary ordinances that have continuing force.
4. Any schedules of fines, fees, rates, and penalties adopted by ordinance.
5. Any adopting ordinance or resolution that enacts the code by reference, and any ordinance repeals or amendments currently effective.

Production requirements:

- Please provide the records in electronic format.

- If all records cannot be produced within three business days, provide a description and production timetable within three business days.
- Provide redactions only where a specific statutory exemption applies, and cite the exemption in writing.
- Fees: the first 15 minutes of search and retrieval are free; subsequent charges must be at the hourly rate of the lowest-paid employee qualified to fulfill the request. Copying costs are capped at 10 cents per page if paper is necessary. For electronic records, only the actual cost of the media may be charged. If costs are expected to exceed \$25, please provide an estimate before proceeding.

Please prepare and release records sequentially by priority on a rolling basis rather than holding all responses until all four requests can be completed.

Respectfully,

Matthew A. Williams

Matt Williams, MPA

Chief Strategy Officer/Director of Government Affairs

Park Models & Modulares, LLC

dba Vacavia Cottages & Cabins

dba Pinnacle Park Homes

Address & Contact Information

26488 Georgia Highway 3

Ochlocknee, Georgia 31773

Office: 229-574-5159

Mobile: 229-398-6072

Web: <https://vacavia.com>

September 15, 2025

VIA EMAIL ONLY to matt@vacavia.com

Dear Mr. Williams:

I represent the Town of Ochlocknee, Georgia. The Town is in receipt of four open records requests. The requests have been forwarded to me for a response.

It is my understanding that you requested a copy of the most recent codified Code of Ordinances, all ordinances adopted since the last codification, any uncoded ordinances that remain in effect, any schedules of fines, fees, rates and penalties adopted by ordinance, any ordinance or resolution that enacts the code by reference and any ordinance repeals or amendments currently effective.

You have also requested copies of all approved minutes of meetings from January 1, 2009, to the present excluding January 2023 through May 2025 to the extent those records exist.

In addition you have requested copies of financial records from January 1, 2019 through the present including general ledger, chart of accounts and trial balances, bank statements and reconciliations, list of accounts and signatories, accounts payable/receivable, check registers, vendor master file, W-9s, 1099s, payroll registers, W-2s, benefit invoices, budgets, amendments, budget to actual reports, monthly/quarterly financial statements, adopted fee schedules, tax digest reports, rate ordinances, grants, ARPA funds, capital project files, debt schedules. Bond documents; audit report and management letters.

To the extent these documents are in possession of the Town, they are public records and subject to disclosure.

Pursuant to O.C.G.A. §50-14-1(e)(2)(C), minutes of executive session are not open to the public and will not be disclosed. Further, as provided in O.C.G.A. §50-18-72(43) tax matters will not be disclosed.

The Town charges \$.10 per page for each document plus the time of the custodian of the records to fulfill the request less fifteen minutes.

The total estimated cost will be \$3,500.00. As provided in O.C.G.A. §50-18-71 (d), the Town may insist on advanced payment of any excess of \$500.00. Please deliver a check in the

amount of \$3,500.00 to Town Hall. Should the cost to perform your request be less than \$3,500.00, you will be reimbursed. On the other hand, if the cost is more, you will be expected to pay the additional amount.

None of the documents are in electronic format. They will be available to you in paper form only.

The Town is not required to commence marshalling these documents until payment is received.

You have an outstanding obligation of \$70.00 you have not paid for a previous request. This obligation must be satisfied before we fulfill this most recent request.

Your conduct should be governed by the instructions of this letter.

Sincerely,

DREWECKL & FARNHAM, LLP



Tommy Coleman

TC/ln

cc Honorable Ronelle Searcy
Ashley Love

Re:

From Matt Williams <matt@vacavia.com>

Date Mon 9/15/2025 9:52 PM

To Lisa Nutt <NuttL@deflaw.com>

Cc ronnie-searcy@yahoo.com <ronnie-searcy@yahoo.com>; Ashley Love <ashleylove.31773@outlook.com>

Bcc Dylan Williams <dylan@vacavia.com>; Dylan Williams <dylan@williamscpa.us>

Subject: ORA — Unlawful \$70 Precondition; Format & Estimate Defects

Date: September 15, 2025

To: Tommy Coleman, Esq. — Drew Eckl & Farnham, LLP

Cc: Hon. Ronelle Searcy, Mayor, Town of Ochlocknee; Mrs. Ashley Love, Town Clerk

From: Matthew A. Williams matt@vacavia.com

Re: Response to September 15, 2025 Letter – Improper \$70 Charge and Withholding of Future Records

Dear Mr. Coleman,

I write in response to your September 15, 2025 letter. I address one issue only: the Town's position that I must first pay a \$70 "outstanding obligation" before it will process any future open records requests.

That position is unlawful under the Georgia Open Records Act (O.C.G.A. § 50-18-70 et seq.) for three independent reasons:

1. Improper Format (O.C.G.A. § 50-18-71(f))

I requested digital production. The Town Clerk acknowledged to me that the minutes exist digitally. The records were nevertheless printed and delivered in paper format. The Act requires production in the format in which records are maintained; printing digital files created costs that are not chargeable to me.

2. Failure to Provide an Estimate Over \$25 (O.C.G.A. § 50-18-71(d))

No itemized estimate was provided within three business days. I was instead presented, after the fact, with a \$70 invoice. This deprived me of the statutory opportunity to narrow my request, accept or reject any costs, or withdraw.

3. Unlawful Fee Demand and Precondition

Even if paper copy charges were proper (they were not), the statutory rate is \$0.10/page. For 335 pages, the maximum copy cost would be \$33.50. The \$70 figure is inflated and non-itemized. Further, conditioning all future responses on payment of a disputed, improperly assessed charge is not authorized by the Act.

Additional factual clarification: After I raised the non-compliance concern at pickup, the Town Clerk called me back and told me she had been advised to provide the records in the format I requested (digital). As of today, I have not received those records in digital format. This conflicts with your letter's assertion that responsive records do not exist in electronic form and further underscores the Town's obligation to comply.

Notice of Willful Violation (O.C.G.A. § 50-18-73)

Your letter places the Town on record as refusing compliance unless I pay an unlawful fee. Any continued reliance on this precondition will be treated as a knowing and willful violation, subjecting the Town to civil penalties, mandatory attorney's fees, and court orders compelling compliance.

Demand

Please provide, within three (3) business days of this email:

1. Written rescission of the \$70 charge; and
2. Written confirmation that no future request will be conditioned on its payment.

This correspondence is limited to the improper fee issue. I expressly reserve all rights regarding other deficiencies under the ORA.

Respectfully,

Matthew A. Williams
1001 East Railroad Street
Ochlocknee, GA 31773

Email: matt@vacavia.com | Phone: 330-977-0029

This request and all subsequent requests, unless otherwise stated, are made strictly in my personal capacity as a resident of Ochlocknee, Georgia. They are not made on behalf of Vacavia, LLC, my campaign committee, Purchinex, LLC, or any other business or organizational entity.

Matt Williams, MPA

Chief Strategy Officer/Director of Government Affairs
Park Models & Modulares, LLC
dba Vacavia Cottages & Cabins
dba Pinnacle Park Homes

Address & Contact Information

26488 Georgia Highway 3
Ochlocknee, Georgia 31773
Office: 229-574-5159
Mobile: 229-398-6072
Web: <https://vacavia.com>

From: Lisa Nutt <NuttL@deflaw.com>
Sent: Monday, September 15, 2025 3:21 PM
To: Matt Williams <matt@vacavia.com>
Cc: ronnie-searcy@yahoo.com <ronnie-searcy@yahoo.com>; Ashley Love <ashleylove.31773@outlook.com>
Subject:

Mr. Williams:

As you know, Attorney Tommy Coleman represents the Town of Ochlocknee. The Town is in receipt of your open records requests. Attached please find a letter from Mr. Coleman in response to your request.

Thanks,



Lisa Nutt
Paralegal
1604 W. Third Ave.
Albany, GA 31707

O: 229.438.2220

F: 404.876.0992

Nuttl@deflaw.com

www.deflaw.com



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September 17, 2025

VIA EMAIL ONLY to matt@vacavia.com

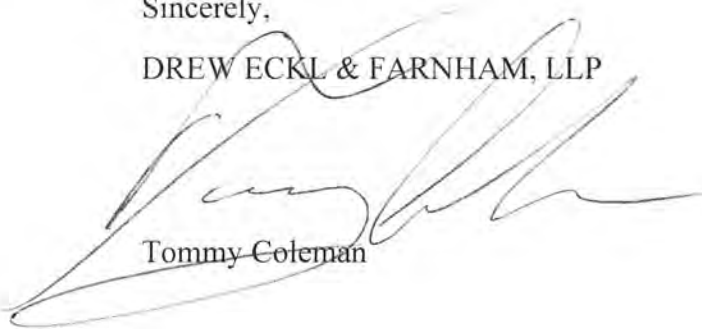
Dear Mr. Williams:

After consultation with City staff, it appears that you were not provided notice of the amount of indebtedness over \$25.00 required by the Open Records Act. Consequently, the City will collect only the \$25.00. The remaining amount will be excused.

Please provide payment either to City Hall or by check made out to the Town of Ochlocknee and forward it to me.

Sincerely,

DREW ECKL & FARNHAM, LLP

A handwritten signature in black ink, appearing to read 'Tommy Coleman', is written over the typed name.

Tommy Coleman

TC/ln

cc Honorable Ronell Searcy

Re:

From Matt Williams <matt@vacavia.com>

Date Wed 9/17/2025 2:11 PM

To Lisa Nutt <NuttL@deflaw.com>

Cc ronnie-searcy@yahoo.com <ronnie-searcy@yahoo.com>; Ashley Love <ashleylove.31773@outlook.com>

Date: September 17, 2025

To: Tommy Coleman, Esq. – Drew Eckl & Farnham, LLP

Cc: Hon. Ronelle Searcy, Mayor, Town of Ochlocknee; Mrs. Ashley Love, Town Clerk

From: Matthew A. Williams (matt@vacavia.com)

Re: Response to September 17, 2025 Letter – Outstanding ORA Violations

Dear Mr. Coleman,

I acknowledge receipt of your letter dated September 17, 2025. I note your concession that the Town failed to provide advance notice of costs exceeding \$25.00 as required by O.C.G.A. § 50-18-71(d). While I appreciate that limited acknowledgment, your letter fails to address two other substantive violations of the Georgia Open Records Act that remain unresolved:

1. Improper Format

I requested production in digital format. The Town Clerk confirmed to me that the minutes exist digitally. Nevertheless, they were printed and delivered in paper form. O.C.G.A. § 50-18-71(f) requires that records be produced in the format in which they are maintained. The Town's unilateral decision to print digital records generated costs that cannot lawfully be charged to me.

2. Unlawful Precondition on Future Requests

Your September 15 letter explicitly stated that the Town would not process any future open records requests from me until the disputed \$70 fee was paid. Conditioning statutory rights on payment of an unlawful fee is not authorized by the Act. Your September 17 letter does not rescind this policy; it simply changes the figure. If the Town continues to maintain that no future requests will be processed until I pay even \$25, that remains a knowing and willful violation.

For these reasons, I will not pay the \$25. Doing so would risk implying consent to an unlawful precondition and waiver of my objections to the Town's ongoing violations.

Notice of Willful Violation

The Town is now on record as having admitted one violation and having been put on notice of two additional, more substantive violations. If those violations continue, I will pursue remedies available under O.C.G.A. § 50-18-73, including a petition for enforcement, attorney's fees, and civil penalties for knowing and willful noncompliance.

Please confirm in writing within three (3) business days that:

1. Future requests will be processed without regard to any disputed prior balance, and
2. Records will be produced in digital format where they exist in that format.

Failure to provide this confirmation will be treated as continued obstruction.

Respectfully,

Matthew A. Williams
1001 East Railroad Street
Ochlocknee, GA 31773
Email: matt@vacavia.com | Phone: 330-977-0029

This request and all subsequent requests are made strictly in my personal capacity as a resident of Ochlocknee, Georgia. They are not made on behalf of Vacavia, my campaign committee, Purchinex, LLC, or any other business or organizational entity.

Matt Williams, MPA

Chief Strategy Officer/Director of Government Affairs
Park Models & Modulares, LLC
dba Vacavia Cottages & Cabins
dba Pinnacle Park Homes

Address & Contact Information

26488 Georgia Highway 3
Ochlocknee, Georgia 31773
Office: 229-574-5159
Mobile: 229-398-6072
Web: <https://vacavia.com>

From: Lisa Nutt <NuttL@deflaw.com>
Sent: Wednesday, September 17, 2025 12:02:51 PM
To: Matt Williams <matt@vacavia.com>
Cc: ronnieasearcy@yahoo.com <ronnieasearcy@yahoo.com>
Subject:

Mr. Williams:

Please find attached a letter from Attorney Tommy Coleman in response to your email of September 16, 2025.

Thanks,



Lisa Nutt
Paralegal

1604 W. Third Ave.

Albany, GA 31707

O: 229.438.2220

F: 404.876.0992

NuttL@deflaw.com

www.deflaw.com



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September 17, 2025

VIA EMAIL ONLY to matt@vacavia.com

Dear Mr. Williams:

The City of Ochlocknee will be happy to fulfill your current request upon the payment of \$3,500.00. Any requests for records must be paid in advance until you satisfy your obligations.

Sincerely,

DREW ECKL & FARNHAM, LLP



Tommy Coleman

TC/ln

cc Honorable Ronell Searcy

Re:

From Matt Williams <matt@vacavia.com>

Date Wed 9/17/2025 4:58 PM

To Lisa Nutt <NuttL@deflaw.com>

Cc ronnieasearcy@yahoo.com <ronnieasearcy@yahoo.com>; Ashley Love <ashleylove.31773@outlook.com>

Bcc Dylan Williams <dylan@vacavia.com>; Dylan Williams <dylan@williamscpa.us>

Date: September 17, 2025

To: Tommy Coleman, Esq. – Drew Eckl & Farnham, LLP

Cc: Hon. Ronelle Searcy, Mayor, Town of Ochlocknee; Mrs. Ashley Love, Town Clerk

From: Matthew A. Williams matt@vacavia.com

Re: Response to September 17, 2025 Correspondence – Records Format and Production

Dear Mr. Coleman,

I acknowledge receipt of your September 17, 2025 letter, in which you confirm that the Town has waived any obligation under the prior \$70/\$25 assessment. While I appreciate that correction, the Town's position as to the present \$3,500 prepayment demand remains defective. Central to the issue is the Town's assertion that responsive records are not maintained in digital format, coupled with the claim that no marshalling of requested records will begin until fees are paid.

Both positions are inconsistent with Georgia law and with the practical realities of the Town's operations:

1. Statutory Mandate (O.C.G.A. § 50-18-71(f)).

The Georgia Open Records Act requires that records be produced "in the format in which such data or records are maintained." If the Town maintains records electronically, they must be produced electronically upon request.

2. Audited Financial Records.

The Town has annually submitted audited financial statements prepared by outside certified public accountants. These are produced and transmitted as PDFs and related electronic files. It is not credible to suggest these records do not exist digitally.

3. Council Minutes and Ordinances.

The Clerk has acknowledged to me directly that minutes are maintained electronically, and the minutes I already hold from January 2023–May 2025 are plainly word-processed. Unless the Town can produce a handwritten accounting ledger and typewritten minutes, it strains credulity—and indeed is laughable—to claim such records are not available in digital format.

4. Grant and Reporting Requirements.

The Town has accepted and reported on federal and state funds, including ARPA, SPLOST, and CDBG. All of these programs require electronic submission and record retention.

5. Inbound Records from State and Federal Agencies.

The Town necessarily receives records from agencies such as DCA, EPD, and EPA in digital form in the ordinary course of compliance and reporting. These agencies maintain independently verifiable digital record trails. It is inconceivable that the Town has converted every such record to paper and discarded the electronic originals.

6. Administrative Reality.

With only one administrative employee, and no typewriter or stand-alone word processor in use, all ordinances, agendas, reports, and correspondence are created on a computer, thereby producing digital records in the ordinary course of business.

7. Cost Estimate Defects.

Your correspondence states that no work will begin to marshal records until fees are paid. That undermines any claim of actual cost. Without performing at least a cursory assessment of the location, nature, and volume of responsive documents, it is impossible to provide a good faith estimate as required by O.C.G.A. § 50-18-71(d). The lump-sum \$3,500 number you provided, with no breakdown of time, employee rate, or delivery medium, is not compliant with the statute. I expect a proper itemization, prepared in good faith, based on actual assessment of the records.

8. Separate Requests Must Be Treated Separately.

My four records requests were submitted as separate requests, with stated priorities. They must be processed individually, not consolidated into a single undifferentiated demand. This is important to allow me to prioritize production in the order specified.

Finally, because these assertions are being transmitted through you, I must stress that if the Town's position is inaccurate, you should confirm directly with the Clerk and other officials before repeating such claims. The Georgia Rules of Professional Conduct prohibit attorneys from advancing factual positions they know to be false. I am extending the courtesy of explaining why the Town's current position is untenable, so that any miscommunication can be corrected promptly.

Demand for Correction

I request, within three (3) business days:

1. Written confirmation that the Town will produce records in digital format where they exist in that format;
2. A compliant, itemized estimate of actual costs as required by O.C.G.A. § 50-18-71(d);
3. Withdrawal of the unlawful blanket precondition on future requests; and
4. Separate treatment of my four requests so that I may prioritize them as originally submitted.

Absent these corrections, I will refer this matter to the Attorney General's Office of Open Government and, if necessary, file a petition in Thomas County Superior Court under O.C.G.A. § 50-18-73 for enforcement, fees, and civil penalties for knowing and willful violation.

Respectfully,

Matthew A. Williams
1001 East Railroad Street
Ochlocknee, GA 31773
Email: matt@vacavia.com | Phone: 330-977-0029

This request and all related correspondence are made solely in my personal capacity as a resident of Ochlocknee, Georgia, and not on behalf of Vacavia, Purchinex, or any campaign committee.

Matt Williams, MPA
Chief Strategy Officer
Director of Government Affairs

Park Models & Modulares, LLC
dba Vacavia Cottages & Cabins
dba Pinnacle Park Homes

Address & Contact Information
26488 Georgia Highway 3
Ochlocknee, Georgia 31773
Office: 229-574-5159
Mobile: 330-977-0029
Web: <https://vacavia.com>

From: Lisa Nutt <NuttL@deflaw.com>
Sent: Wednesday, September 17, 2025 3:06 PM
To: Matt Williams <matt@vacavia.com>
Cc: ronnieasearcy@yahoo.com <ronnieasearcy@yahoo.com>
Subject:

Mr. Williams:

Attached please find a letter from Mr. Coleman in response to your most recent email.

Thanks,



Lisa Nutt
Paralegal
1604 W. Third Ave.
Albany, GA 31707
O: 229.438.2220
F: 404.876.0992
NuttL@deflaw.com
www.deflaw.com


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