

## Online Complaint Summary

3/23/22, 5:05 PM

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Board:	Community Association Managers
License Type:	Community Association Manager
Complaint Number:	2022013876
Incident Date:	
Description:	<p>Mr. Castro had his cab license lapsed and during that time he presented himself as licensed in a court matter involving this hoa. Mr. Castro had our election ballots sent to an office that is always unattended as evidenced by someone trying to serve the association with papers, by a deputy unsuccessfully. Mr Castro lied during the board meeting when I asked if his license had ever had any periods where it wasn't in full effect. A member initiated a recall against G Smith, who is a current board member. Mr Castro and mr Smith thought it would be prudent to send a mass email to all members with language that was very inappropriate. Mr Castro being an lcam should have known that to be inappropriate for a board member to do in response to a recall. Mr castro also has failed to remove the previous president, whom i was elected to replace; on the hoa's bank accounts over a month and a half. He also attempted to influence election by having Denise the secretary have all proxy votes go to the incumbent. She stated she gave each candidate 3 because there was four total candidates with 12 proxy votes</p>

### Capacity

I am complaining in my capacity as a:	Other
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### Attestation

Electronic Signature:	Yes
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### Association Info

Name of Association:	new gauge property management
Address:	11928 sheldon rd #101
City:	tampa
County:	Hillsborough
State:	Florida
Zip:	33626

Is this a residential homeowner's association or condominium association in which membership in the association is a condition of ownership of the unit? **Yes**

Is the association authorized to impose a fee which may become a lien against a unit if not paid? **Yes**

What is the total number of units in the association? **678**

### Performing CAM Info

Name of the subject: **mike castro**

Is the subject employed by one or more associations or by a company that provides services to one or more associations? **Yes**

If yes, how many associations are involved? **unknown**

Total number of units in all associations: **unknown**

Does the subject receive compensation (for instance, a salary, reduction in rent or fees, free rent, or any other benefits) for his or her services? **Yes**

What is the total dollar amount of the association's annual budget(s)? **250000**

### Specific CAM Duties

Does the subject receive funds from unit owners either by check or cash? **Yes**

What does the subject do with the funds: write receipts, make bank deposits? **he has full control, I have asked him to go to the banks to update them with my info but he refuses**

Does the subject post funds to the accounts? **Yes**

Does the subject have the authority to sign checks and does the subject sign the checks? **Yes**

Does the association maintain a petty cash fund and is the subject authorized to spend petty cash? **Yes**

Does the subject have the authority to make changes in the association's account(s)? **Yes**

Does the subject work directly for a licensed CAM or is he/she a licensed CAM? **Yes**

Name and License Number of the CAM: **mike castro aka juan miguel castro  
lcam39256 cab license 4409**

### Budget

Can the Subject incur charges on association accounts? **Yes**

Name:	<b>mike castro</b>
Address:	<b>11928 sheldon rd #101</b>
City:	<b>tampa</b>
State:	<b>Florida</b>
Zip:	<b>33626</b>
Does the subject have input regarding the monthly or yearly financial statements?	<b>Yes</b>
If yes, explain:	<b>he has had a lot of influence on this hoa and has been the property manager for quite some time</b>
Does the subject have input preparing the budget?	<b>Yes</b>
If yes, explain:	<b>he prepares everything</b>

#### **Subject's Role in Association**

Does the subject determine when or how to provide notice of association meetings?	<b>Yes</b>
Does the subject conduct the association meeting?	<b>Yes</b>
Does the subject coordinate the overall operation of the association?	<b>Yes</b>
Does the subject supervise other association employees?	<b>Yes</b>
Is the subject a registered agent for the association?	<b>Yes</b>

#### **Misc CAM Duties (General Duties)**

Who do unit owners notify with maintenance problems?	<b>mike castro</b>
Does the subject perform clerical functions under the direct supervision and control of a licensed CAM?	<b>Yes</b>
If yes, what is the name and license number of the CAM?	<b>mike castro lcam39256 cab4409</b>
Does the subject perform only maintenance services?	<b>No</b>

#### **Attorney**

Attorney Name:	<b>francis friscia</b>
Address:	<b>5550 executive dr #250</b>
County:	<b>Hillsborough</b>
City:	<b>tampa</b>
State:	<b>Florida</b>
Zip:	<b>33609</b>

Country: **united states**  
Phone: **8132860888**  
E-mail Address: **ffriscia@frpalegal.com**

**Witness**

Witness Name: **peggy Edwards**  
Address: **8912 bayoud dr**  
County: **Hillsborough**  
City: **tampa**  
State: **Florida**  
Zip: **33626**  
Phone: **8137872923**  
E-mail Address: **peggyedwards@msn.com**

**Respondent**

License Number: **CAM39256**  
First Name: **Juan**  
Second Name: **Miguel**  
Last Name: **Castro**  
Address: **8935 EASTMAN DR**  
**Hillsborough**  
**TAMPA, FL**  
**33626**  
**US**  
Phone Number: **813-263-7145**

**Complainant**

First Name: **chris**  
Second Name: **g**  
Last Name: **renshaw**  
Address: **8945 Eastman dr**  
**Hillsborough**  
**Tampa, FL**  
**33626**  
**US**  
Phone Number: **7744060983**  
Extension:  
E-mail Address: **chrisrenshaw372@gmail.com**

## Attachments