

Jan. 26th, 2024

Mr. Ronnie Bronstein, Esq.

Recently I sent a cease-and-desist letter to the Amethyst former attorney Mr. Martin McCarthy who has been representing the Amethyst Association regarding civil action that most of its owners are against. I see now you are now substituting council regarding representing The Amethyst condominium Association vs 5313 Collins Acquisitions LLC. In filing 177381267.

In the civil complaint you have uploaded on July 13,2023 a fraudulent document as a document posted Memorandum of Understanding which lists the Canero Group LLC. You have fraudulently altered this document to make it appear that members of the Association were aware of this document's existence by placing unit owners' signatures underneath the document. On page 27 you have my wife and I's signatures making it appear that we signed with knowledge of the memorandum of understanding.

This is fraud, we only signed with knowledge of a Bylaw change and no knowledge of any memorandum of understanding. You are exposing unit owners' signatures opening them to identity and title theft. I am advising you to cease and desist this false representation and fraudulently using me and my wife as your pawns regarding the memo of understanding. Our signatures were dated July 28,2022. You clearly made attempts to shield the memo of understanding with full knowledge that unit owners had no knowledge of this memorandum as per your invoice dated Nov 14,2022 Invoice number 23056 line 3 stating if the memo of understanding can remain confidential. You were aware of the Canero group being part of the memo of understanding as per your invoice number 23671 dated 05/31/2023 as you prepared a memorandum on the MOU without the owners' knowledge. Your representation is only to assist board members and members of the Canero group in receiving high contracts through threats and extortion of civil action against the developer. You are not representing most of the associations best interest since the Canero group only consists of 28 of 123 units. Your interference is only delaying real estate contracts with unit owners while the board of directors continues to place false assessments amongst its unit owners. Over a million dollars in assessments in 2022 without one portion being used for what it was intended for. A copy of the letter will be sent to The Miami Dade state attorney's office and the Florida department of Law Enforcement.

Sincerely,

Jeffrey S Giordano

Unit owner 5313 Collins Avenue [REDACTED]
Miami Beach, Florida 33140

[REDACTED]



Mansfield
Bronstein
& Stone, LLP
ATTORNEYS AT LAW

500 E. Broward Boulevard, Suite 1400
Fort Lauderdale, Florida 33394
Phone: (954) 601-5600

INVOICE

Invoice # 23056
Date: 11/14/2022
Due Upon Receipt

Maite Calas

18001-002 - Amethyst Condominium - General Corporate Representation

18001-002 - Amethyst Condominium - General Corporate Representation

Date	Timekeeper	Notes	Hours	Total
10/03/2022	RB	Emails regarding sale of commercial unit.	0.20	\$55.00
10/06/2022	RB	Review of amendment documents and memorandum. Emails with Luis regarding same.	0.50	\$137.50
10/11/2022	AW	Review email from RB re. emails from Giordano and whether settlement release for Irma case and Memorandum of Understanding are confidential or need to be provided to owners for review. Prepare response to RB re. whether settlement release for Irma case and Memorandum of Understanding are confidential or need to be provided to owners for review. Review statute in connection with same.	0.30	\$75.00
10/11/2022	RM	Rev of email from RB w correspondence from Giordano for review as to whether same is actionable. Email to RB re same.	0.40	\$100.00
10/12/2022	RB	Prepare for and attend meeting of members re: sale of commercial unit. Review of documents and emails received from Luis regarding Giordano and other matters. Emails regarding same.	1.20	\$330.00
10/13/2022	RB	Review of declaration for insurance provisions. Email regarding distribution of proceeds.	0.30	\$82.50
10/16/2022	RM	Rev of correspondence from Giordano and email from RB re potentially actionable statements. Email to RB w analysis.	0.40	\$100.00
10/17/2022	RB	Emails regarding various issues, including, insurance, voting and developer closings. Review of documents, declaration and statutes regarding same.	0.80	\$220.00
10/18/2022	RB	Review of insurance trustee agreement. Comments to same.	1.50	\$412.50
10/25/2022	RM	Rev of correspondence from Giordano to various entities and board members re potentially actionable statements. Detailed email to RB re same.	0.70	\$175.00



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INVOICE

Invoice # 23671
Date: 06/07/2023
Due Upon Receipt

Elizabeth Alvarez

18001-002 - Amethyst Condominium - General Corporate Representation

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Date	Timekeeper	Notes	Hours	Total
05/31/2023	PF	Memorandum on MOU and Mast's ability to run for Amethysts Board of Directors	1.00	\$2,750.00
			Subtotal	\$2,750.00
			Total	\$2,750.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
23582	05/22/2023	\$110.00	\$0.00	\$110.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
23671	06/07/2023	\$2,750.00	\$0.00	\$2,750.00
			Outstanding Balance	\$2,860.00
			Total Amount Outstanding	\$2,860.00