

IN THE CIRCUIT COURT FOR THE 15TH
JUDICIAL CIRCUIT, IN AND FOR PALM
BEACH COUNTY, FLORIDA

JOHANNE MIUCCI VACHON, individually,
and ELIZA GHAZARIAN, individually,

Case No.

Plaintiffs,

v.

CRISTIAN CONDURACHE, individually
and as a Director of ATLANTIC CLOISTERS
ASSOCIATION, INC., and ATLANTIC
CLOISTERS ASSOCIATION, INC., a Florida
Not for Profit Corporation

COMPLAINT

The Plaintiffs, JOHANNE MIUCCI VACHON, individually, (“JOHANNE”), and ELIZA GHAZARIAN, individually, (“ELIZA”) (jointly where appropriate “PLAINTIFFS”) sue CRISTIAN CONDURACHE, individually, and in his capacity as a Director of Atlantic Cloisters Association, Inc., (“Condurache”), and Atlantic Cloisters Association, Inc, a Florida Not For Profit Corporation (“Association”)(jointly where appropriate “Defendants”), state:

A. The Parties, Jurisdiction, and Venue

1. Johanne: Johanne is an individual owning real property in Palm Beach County, Florida and is otherwise *sui juris*.
2. Eliza: Eliza is an individual owning real property in Palm Beach County, Florida and is otherwise *sui juris*.
3. Condurache: Condurache is an individual owning real property in Palm Beach County, Florida and is otherwise *sui juris*. At various times referenced herein, Condurache was also a director of Atlantic Cloisters Association, Inc.

GRUMER LAW, P.A.
2482 Eagle Watch Court, Weston, Florida 33327; Tel: (954) 303-3000
Email: eservice@grumerlaw.com; kgrumer@grumerlaw.com

4. Association: The Association is a Florida Not for Profit Corporation authorized to do and doing business in Palm Beach County, Florida. The Association is the Florida Condominium Association and is governed by its Florida Statutes Chapter 718 and its corporate documents.

5. Jurisdiction: Jurisdiction is proper in this Court as Plaintiffs' damages exceed the jurisdiction requirements of this Court, exclusive of court costs, interest, and attorneys' fees.

6. Venue: Venue is proper herein as all acts occurred in Palm Beach County, Florida.

7. Conditions Precedent: All conditions precedent to the bringing of this action occurred or were waived.

B. The Atlantic Cloisters Community

8. The Atlantic Cloisters Community: The Atlantic Cloisters is a unique low rise multibuilding condominium community on eleven acres across the street from the Atlantic Ocean. Atlantic Cloisters is governed by volunteers, popularly, as an elected board of directors with officers and an independent management company.

9. Johanne a Resident and Prior Board Service: Johanne and her husband owned their unit at Atlantic Cloisters since 2014. During her ownership, Johanne served as a member of the board from 2021 to 2024 and served as President for the Association from 2022-2024.

10. Eliza a Resident and Prior Board Service: Eliza and her husband James owned their unit at Atlantic Cloisters since 2015. Eliza served as a volunteer committee member of the Cost Control Committee in 2019-2021; the Infrastructure Committee in 2022-2024; as a building Captain from 2023-2024; and the Documents Committee in 2023.

11. Condurache a Resident: Condurache owned his unit, jointly with his wife, since 2004. Condurache served as Board President from May 2020 to July 2022 and Board Member from August 2022 to February 2023 and Board member from March 2024 to February 2025.

C. Condurache's Publication of Defamatory Statements

12. First Condurache Community Wide Email: On December 14, 2023, Condurache published the first of many community wide emails omitting a few members (Ex. A) ("The First Condurache Email"), stating, among other things:

A. Accused Johanne of a "BLATANT LIE" (capitalization in original) when addressing his ability to speak at a meeting.

B. Accused Johanne of another "A BLATANT LIE AND ABETTING THE VIOLENCE AGAINST A COMMUNITY MEMBER. JOHANNE VACHON LIED TO A POLICE OFFICER TO PROTECT THE ASSAILANT" (Capitalization in original)

13. Second Condurache Community Wide Email: On December 17, 2023, Condurache published the second of many community wide emails omitting a few members (Ex. B) ("The Second Condurache Email"), stating, among other things:

A. Condurache claims that he is "EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS" (capitalization in original); and

B. "Vachon an (sic) Eliza Wainberg LIED to insure your loyalty -blind one." (capitalization in original).

14. Recall Related Statements: During his attempts to recall Vachon, Condurache made the following public statements concerning Vachon:

A. As part of his recall efforts in February 2024, Condurache emailed and stated in public settings to members of the community that Vachon was stealing from residents.

B. Condurache sent emails to unit owners asking them to sign the recall, claiming "Excessive unjustified spending without Board approval, serious violations of the Code of Conduct they put together themselves, disrespect to owners, dereliction of fiduciary duty, destruction of landscape and many more". (Ex. C) ("The Third Condurache Email") The Third Condurache Email contained the following statements all directed at Johanne:

1. If you decide to go for the recall, please print, fill out, scan or take a picture and send back to us.

2. Reasons:

i. Excessive unjustified spending without Board approval,
ii. serious violations of the Code of Conduct they put together themselves,

iii. disrespect to owners, dereliction of fiduciary duty,

iv. destruction of landscape

v/ and many more.

15. Publication of Claims of Theft relating to the April 17, 2024 Board Meeting:

A. On April 15, 2024, for a meeting of the Board on April 17, 2024, the following agenda item was included in the posting for all residents to see: ""Discuss and Vote the misappropriation of association assets by two residents."

B. Although the Board 'found' the computer at the management office one day

earlier, the Agenda was never amended.

C. Even after learning the allegedly ‘stolen’ computer was in the custody and control of the Association since December 2022, Condurache said that Vachon had not respected “rules” at handing over association property with a change of guard and never acknowledged the falsity of the claim, nor that the ‘rules’ governing turnover of association property did not exist.

D. Condurache, at the Board meeting of April 17, 2024, publicly reprimanded Vachon for not being diligent.

E. Condurache, at the Board meeting of April 17, 2024, lead the public charges against Eliza that she needed to be scolded for her theft of community property, a map. Rather than simply scaring her, as other board members suggested, Condurache wanted greater punishment against Eliza and sought to charge her for reproducing a map.

16. Association Invoice for Non-Existent Map: On July 25, 2024, Eliza received an invoice for \$300.00 for an irrigation map, together with the minutes from the April 17, 2024 Board meeting. (Ex. D)

17. Falsity of Invoice: The Association never incurred an expense to justify the invoice. The invoice was not based upon any legitimate expense. The invoice violated the Association’s bylaws and governing documents for the imposition of a charge against a unit owner.

18. Publication of Claim Against Eliza: The Association published false claims that Eliza owed money on the invoice. Publication of the invoice levied against her unit, and further publication accusing Eliza of being past due to an illegitimate invoice.

19. Ultra Vires Acts: The creation of the false invoice, without a proper assessment under neither the Association’s governing documents nor Fla. Stat. §720.305 was an ultra vires

act. None of the statutory required notices were met prior to assessing and imposing the 'fine'.

20. Association Acts with Malice: The Association's decision to publish the false invoice was designed to 'punish' Eliza and subject her to ridicule and pain.

21. The Condurache Emails' False Statements As To Eliza: The Condurache Email contained false statements about Eliza:

- A. Eliza never provided false statements to police officers;
- B. Eliza was never motivated to provide false statements to police officers to assure loyalty of another committee member;
- C. Eliza never stole a non-existent map;
- D. Eliza never owed money to replace a non-existent map; and
- E. Eliza never failed to pay her bills to the Association timely.

22. The Condurache False Statements as to Johanne: The Condurache Emails contained false statements about Johanne:

- A. Johanne did not lie, nor did she ever provide false statements to police;
- B. Johanne was never motivated to provide false statements to the police to assure the loyalty of a committee member;
- C. Johanne never stole a computer or other community property;
- D. Johanne never lacked diligence in turning over community property;
- E. Johanne never incurred excessive expenses-as President, the Association, permitted Johanne to spend up to \$1,500.00; she never incurred expenses in excess of her cap without Board approval; and
- F. Johanne never destroyed or damaged landscaping.

23. Condurache's Publication Was Not Privileged: At the time of Condurache

distributing his emails, Condurache did not act with any privilege and was not making his statements in fulfillment of any duty.

24. Excessive Publication: Condurache excessively distributed his Emails to numerous owners in the Association regardless of their role.

25. Malice: Condurache evidences his malice towards Plaintiffs by stating he wishes to punish Eliza and when, after learning the truth about the computer, continued to falsely blame Johanne. The Association's imposition of a 'fine' for expenses never incurred, nor given with property statutory authority, further evidences the Association's Malice toward Eliza.

26. Per Se Nature of Defendants' Statements: Each of the Defendants' statements as identified in paragraphs 12, 13, 14, and 15 are libel per se: each statement is a false and unprivileged publication that exposes a person to hatred, distrust, contempt, ridicule, or obloquy, or tends to injure them in their office, occupation, business, or employment.

27. Exposure to Ridicule, Mistrust and Animus in Their Community: Condurache and the Association statements cause Plaintiffs to be ridiculed, mistrusted and unwelcome in their own home and community.

COUNT I: JOHANNE'S CLAIM FOR LIBEL PER SE

28. Adoption of Prior Allegations: Johanne adopts and realleges the allegations in paragraphs 1-15, and 22-27 as if fully set forth herein.

29. False and Defamatory Statements as to Johanne: Defendants published knowingly false and defamatory statements identifying Johanne.

30. Publication Not Privileged: Defendants published false and defamatory statements to members of the Atlantic Cloisters community. The publication to the Atlantic Cloisters community was not privileged.

31. Identification: Defendants published false and defamatory statements identifying Johanne specifically.

32. Per Se Defamation: Defendants statements are libelous per se as the statements accuse Johanne of crimes. Defendants published the statements with actual malice, intending to subject Johanne to hatred, distrust, ridicule, contempt and disgrace.

33. Reservation for Punitive Damages: Johanne reserves the right to amend her Complaint after seeking leave of Court to seek punitive damages, including attorney's fees as permitted under Fla. Stat. 768.79.

Wherefore, Johanne demands judgement against Defendants for libel per se for actual and presumed damages, court costs, reserving the right to allow the imposition of punitive damages including attorney's fees, and any and all further relief as this Court may deem appropriate.

COUNT II: ELIZA'S CLAIM FOR LIBEL PER SE

34. Adoption of Prior Allegations: Eliza adopts and realleges the allegations of paragraphs 1-11, 13, 15-21, and 23-27 as if fully set forth herein.

35. False and Defamatory Statements as to Johanne: Defendants published false and defamatory statements identifying Eliza. There are no records of the Association acquiring, nor reproducing, the irrigation map. In an admission of the falsity of the invoice, the Association ultimately canceled the charge.

36. Publication Not Privileged: Defendants published false and defamatory statements to members of the Atlantic Cloisters community at eleven different buildings in public spaces, accessible to invited guests, employees, and service personnel. The publication to the Atlantic Cloisters community was not privileged.

37. Identification: Defendants published false and defamatory statements identifying

Eliza specifically.

38. Per Se Defamation: Defendants' statements are libelous per se as the statements accuse Eliza of crimes. Defendants published the statements with actual malice, intending to subject Eliza to hatred, distrust, ridicule, contempt and disgrace.

39. Reservation for Punitive Damages: Eliza reserves the right to amend her Complaint after seeking leave of Court to seek punitive damages, including attorney's fees as permitted under Fla. Stat. 768.79.

Wherefore, Eliza demands judgement against Defendants for libel per se for actual and presumed damages, court costs, reserving the right to allow the imposition of punitive damages including attorney's fees, and any and all further relief as this Court may deem appropriate.

COUNT III: BREACH OF FIDUCIARY DUTY

40. Adoption of Prior Allegations: Eliza adopts and realleges the allegations of paragraphs 1-11, 13, 15-21, and 23-27 as if fully set forth herein.

41. Fiduciary Duty: As an officer and member of the Board of Directors, Condurache and the Association owed a fiduciary duty to Eliza. Florida Statute §718.111(12)(a)(11) requires the Association maintain accounting records to substantiate financial transactions.

42. Breach: Condurache and the Association breached its fiduciary duty to Eliza when they engaged in the ultra vires acts of creating a false invoice, posting the invoice as past due, and failing to abide by its Bylaws in creating the false invoice. There is no record of the Association acquiring, nor re-producing, the irrigation map. In an admission of the falsity of the invoice, the Association ultimately canceled the charge.

43. Causation: The creation of the false invoice and charge cause Eliza to incur attorneys' fees and related costs to have the invoice canceled.

44. Damages: Condurache and the Association damaged Eliza.

45. Attorney's Fees: Eliza engaged the undersigned counsel and is entitled to reimbursement of those fees pursuant to the Association documents.

Wherefore, Eliza demands judgement against Defendants for their breach of fiduciary duty, taxation of attorney's fees and court costs, and any and all further relief as this Court may deem appropriate.

DEMAND FOR JURY TRIAL

Plaintiffs demand trial by jury for all claims so triable.

Submitted on December 11, 2025.

/s/ Keith T. Grumer, Esq.
KEITH T. GRUMER, ESQ.
Florida Bar No. 504416
GRUMER LAW, P.A.
Attorneys for Plaintiffs
2482 Eagle Watch Court
Weston, Florida 33327
Tel: 954-303-3000
Primary E-mail: kgrumer@grumerlaw.com
Secondary E-mail: slopez@grumerlaw.com


Re: vicious attack- Request for Board inquiry

15 messages

christian condurache <ccondurache@hotmail.com>

14 décembre 2023 à 09:41

À : BRODY's <brodyfla@gmail.com>

Cc : Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <Joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Pat Forcello <pforcello@yahoo.com>, "Peter M. Pani" <pmpani@gmail.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, "laurenisaacson3@gmail.com" <laurenisaacson3@gmail.com>, "ronmccarthy1@comcast.net" <ronmccarthy1@comcast.net>, Tommy O'Toole <tommyotboca@gmail.com>, "mjudes@aol.com" <mjudes@aol.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Klein <mike@wtmedia.com>, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, "mlaing6362@yahoo.com" <mlaing6362@yahoo.com>, "archerny@verizon.net" <archerny@verizon.net>, Laureen Lenahan <laureenlenahan@gmail.com>, Art Makenian <captmakenian@yahoo.com>

Michael,

I am copying here the whole Board and I will re-state that facts:

1. Sunday morning a few residents showed up at the Infrastructure Committee meeting at the invitation of Pat Forcello, the Chairman. Myself, Laureen Lenahan, Jay Kennedy, Joe and Julie Assen, Carole Cooper. Roger Cooper was invited by Vachon as Board member.
2. The Committee members present were Pat, Vince Massaro, Wayne Friedman and Eliza Wainberg. Plus Joanne Vachon.
3. Joanne Vachon immediately asked us to leave- claiming it was a closed meeting not open to the public. We refused- stating that this type of meeting cannot be closed according to FI statutes and to our documents. She insisted and also told me that I am not allowed to talk- repeatedly asking me to shut up when I was trying to speak.
4. I told her that this is the Clubhouse, so open to the residents, and she cannot kick us out.
5. She claimed the Clubhouse was booked since Monday for the meeting and we had no right to be there. When asked why no notice on the doors and to show us a confirmation e-mail, she changed subject and insistently told me that I am not allowed to speak. SO, FIRST BLATANT LIE FROM VACHON.
6. She proposed to move the meeting to her condo so they can keep it closed.
7. At this moment, Wayne Friedman exploded. He jumped from his seat, dangerously lunged towards Laureen started screaming in her face, calling her repeatedly a f***king c***nt and accusing her of calling the cops on him in 2016 stating he was drugs dealing.
8. We were frozen. Vince was trying to calm him down.
9. He stopped yelling, then Vachon, Eliza Wainberg, Roger Cooper, Pat and Vince left for Vachon's condo.
10. Laureen called the Boca police. She reported the incident and Jay, Joe, Julie and myself confirm the violent verbal attack.
11. Meanwhile, Vachon, Eliza, Roger and Wayne came back. The police officer went to ask their version and came back, stating that Johanne Vachon and Eliza Wainberg claimed that Wayne Friedman was provoked- that Laureen had called him a drug dealer when he entered the clubhouse and gave him the middle finger. Therefore, they thought that the attack was justified and he was not at fault.
12. Myself, Jay, Joe and Julie rebutted strongly their statement and called it what it was: A BLATANT LIE AND ABETTING THE VIOLENCE AGAINST A COMMUNITY MEMBER. JOHANNE VACHON LIED TO A POLICE OFFICER TO PROTECT THE ASSAILANT.
13. The incident was reported to a number of members of the Board asking for an inquiry.
14. The only answer received was from James Wainberg, stating that it was a closed meeting, we were actually in infraction trying to participate and condoning VACHON'S LIE TO THE POLICE OFFICER.
15. No other answer was publicly sent to my knowledge.

Vince Massaro witnessed a second incident- an escalation of potential violence and intimidation- please see his testimony below- just scroll down.

So, Michael Brody, your calling the facts as "The McCoy's and the Hatfields" is insulting to say the least.

And about the transparency of this Board- I will take it as a poor joke that does not need a laugh or even a comment.

All needed is 3 Board members that care of this community and are not afraid of Vachon and the Wainbergs to request a Board meeting to discuss openly these allegations.

I would also request officially that Vachon stops the "YOU ARE NOT ALLOWED TO TALK" and "LEAVE THE ROOM" speech. I doubt the Code of Conduct that she praises so much condones her actions and hateful speech.

Waiting for the Board'd comments.

C. Condurache

K-6

From: christian condurache <ccondurache@hotmail.com>

Sent: Thursday, December 14, 2023 8:50 AM

To: BRODY's <brodyfla@gmail.com>

Cc: Vincent Massaro <vincentmassaro1@gmail.com>; Joe Asen <Joe.asen2@gmail.com>; Dave Heiny <davejheiny@gmail.com>; Eliza Ghazarian <elizaghazarian@gmail.com>; James Wainberg <jwainberg@gmail.com>; Jay <jay@kennedycarpet.com>; Johanne Vachon <vachon1960@gmail.com>; Pat Forcello <pforcello@yahoo.com>; Peter M. Pani <pmpani@gmail.com>; Roger Cooper <rogercooperac@gmail.com>; Rose Gentile <roseacboard@gmail.com>; Therese Blake <tbbake39@aol.com>; Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>; laurenisaacson3@gmail.com <laurenisaacson3@gmail.com>

Subject: Re: vicious attack

The Board took no action after the Sunday events.

We requested a Board inquiry in the conduct of the President Vachon- the lies she said with Eliza Wainberg were presented and the assault was described in detail by 4 witnesses.

These answer came from James Wainberg condoning their actions and clearly stating that there will be no follow up.

Well, there was a follow up described by Vince Masaro- the show of intimidation by the Wainbergs, Vachon and their enforcer in front of M.

Michael, your comments denote either not understanding the situation or worse, condoning it.

The McCoys vs Hatfields comment is shameful and disgusting. You allege that both parties were guilty and therefore violence is justified- this is what Vachon and the Wainbergs claim.

If you did not witness, do document yourself before making any of these types of allegations.

You are practically attacking the victim and the witnesses.

This is not right.

Cristian S. Condurache

On Dec 14, 2023, at 8:27 AM, BRODY's <brodyfla@gmail.com> wrote:

Good Morning,

I did not participate in the events being referenced in your emails but I do empathize with anyone who feels threatened or intimidated. All owners should undeniably feel safe in their own homes and communities. I do not however feel that a "vigilante" response is appropriate, nor does it instill a sense of "safety". (just my opinion) There are appropriate Association remedies and when necessary legal remedies available, angry rhetoric only serves to add fuel to a burning fire.

To me it seems an "us versus them" approach has been used before, only resulting in continuing unrest. The see-saw goes up and down between the "Hatfields and McCoys". Let's try a different approach. Let us let our elected Board respond, let's use the Code of Conduct as a reference for Board and committee member behavior, and let's hold individuals accountable for inappropriate behavior. Let's not indict anyone or any group based on assumptions or biases. Let's make it clear that our documents mean what they say and that individuals will be held accountable. Let's deal with facts and learn from each event so that we can grow together as a community. While we seek leadership from our Board during this trying time let's remember that our Board has contributed in many positive ways toward transparency and the advancement of our community. Again, let's learn and grow rather than burn everything down.

Individuals on this email thread are all intelligent, successful people; please curb your emotions and use your talents to offer concrete, constructive suggestions.

" When you are right you have no need to be angry. When you are wrong, you have no right to be angry."

" Eye for an eye and the world will go blind."

Respectfully,
Michael Brody
Sent from my iPad

On Dec 14, 2023, at 6:17 AM, Vincent Massaro <vincentmassaro1@gmail.com> wrote:

Once again, the victim is the perpetrator and made to feel the threat of power. Such menacing actions lay bear the actual inclinations and true expressed intentions of so called leaders.

Vincent Massaro

On Thu, Dec 14, 2023 at 6:05 AM Vincent Massaro <vincentmassaro1@gmail.com> wrote:

You have your answer. Yesterday evening your board president, the treasurer, a building captain and the person whose actions caused the incident you referenced, staged an act of intimidation worthy of the world most vicious regimes. Their actions are nothing short of blatant intimidation - staged with the expressed purpose of terrorizing a member of our community. We/all of us cannot stand for such intimidation. There was one and only one purpose of that spectacles...intimidation. The president, board treasurer, building captain and the association member whose actions caused the issue you mentioned....must explain their intent behind this blatant act of hostility and intimidation.

What did these people do...they staged a theatre of threat in-front of M building so that one of our fellow owners would see their meeting and again be terrorized. Despicable. Behavior unbecoming of anyone we want leading and representing us? Do we people willing to engage in such blatant intimidation leading OUR association?

We as an association cannot accept such action. Will you be next? I'm sure this email ensures that I am likely one of their next targets.

Vincent Massaro

On Wed, Dec 13, 2023 at 9:49 PM Joe Asen <joe.asen2@gmail.com> wrote:

Still no response Jay. We're all waiting..... Attendees were visibly shaken from this horrific incident! This must be addressed and resolved by the Board either in a public meeting or a closed session. We can not allow this to happen again; we're better than this!

On Wed, Dec 13, 2023 at 10:42 AM Jay <jay@kennedycarpet.com> wrote:

Good Morning all, I am very curious if any action is being taken on this past weekends vicious attack or is this what we are to expect as the new standard of intimidation for those that disagree with Eliza and Johanne ?

JAY KENNEDY

KENNEDY CARPET SALES & CLEANERS

221 LIBBEY PARKWAY

WEYMOUTH MA. 02189

From: Peter M. Pani <pmpani@gmail.com>

Sent: Tuesday, December 12, 2023 8:11 PM

To: Johanne Vachon <vachon1960@gmail.com>; Pat Forcello <pforcello@yahoo.com>; James Wainberg <jwainberg@gmail.com>; Massaro <vincentmassaro1@gmail.com>; Roger Cooper <rogercooperac@gmail.com>; Rose Gentile <roseacboard@gmail.com>; Cristian Condurache <ccondurache@hotmail.com>; Ayele Hadero <ahad99mil@gmail.com>; BRODY's <brodyfla@gmail.com>; Jay <jay@kennedycarpet.com>; Joe Asen <Joe.asen2@gmail.com>; Eliza Ghazarian <elizaghazarian@gmail.com>

Subject: Re: Question

So far I have not received any response. What was the outcome of the ill fated question? obviously difficult to guess and more difficult to enforce.

Peter

On Sun, Nov 26, 2023 at 2:43 PM Peter M. Pani <pmpani@gmail.com> wrote:

PLEASE CHECK ONE OPTION FOR YOUR VOTE TO COUNT, IF YOU DO NOT CHECK ONE THE DEFAULT VOTE IS TO FULLY FUND THE RESERVES. IF YOU CHECK ONE OR MORE YOUR VOTE WILL NOT COUNT

This was sent by the management company to all owners. Please read carefully and tell me this was knowingly sent by the board of directors under your watch.

Peter M Pani

Apt K1

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

BRODY's <brodyfla@gmail.com>

14 décembre 2023 à 09:47

À : christian condurache <ccondurache@hotmail.com>

Cc : Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Pat Forcello <pforcello@yahoo.com>, "Peter M. Pani" <pmpani@gmail.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, laurenisaacson3@gmail.com, ronmccarthy1@comcast.net, Tommy O'Toole <tommyotboca@gmail.com>, mjudes@aol.com, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Klein <mike@wtnmedia.com>, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, mlaing6362@yahoo.com, archerny@verizon.net, Lauren Lenahan <laureenlenahan@gmail.com>, Art Makenian <Captmakenian@yahoo.com>

Please understand that when I reference the Hatfields and McCoys I do not intend to reference the "facts" as you present them. My intention is simply to use the analogy to reference the general discord within our community.

I apologize to anyone that I may have insulted.

Michael Brody
Sent from my iPad

On Dec 14, 2023, at 9:41 AM, christian condurache <ccondurache@hotmail.com> wrote:

[Texte des messages précédents masqué]

BRODY's <brodyfla@gmail.com>

14 décembre 2023 à 10:07

À : christian condurache <ccondurache@hotmail.com>

Cc : Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Pat Forcello <pforcello@yahoo.com>, "Peter M. Pani" <pmpani@gmail.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, laurenisaacson3@gmail.com, ronmccarthy1@comcast.net, Tommy O'Toole <tommyotboca@gmail.com>, mjudes@aol.com, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Klein <mike@wtnmedia.com>, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, mlaing6362@yahoo.com, archerny@verizon.net, Lauren Lenahan <laureenlenahan@gmail.com>, Art Makenian <Captmakenian@yahoo.com>

FYI

Our current BYLAWS 4.15:

" Committees that do not take final action on behalf of the board or make recommendations to the board regarding the budget shall not be subject to the requirements of F.S. 718.112(2)(c) and may be private or closed meetings."

BOOK 15663 PAGE 1300

4.15 Committees. The board of directors may appoint from time to time such standing or temporary committees as the board may deem necessary and convenient for the efficient and effective operation of the Condominium. Any such committee shall have the powers and duties assigned to it in the resolution creating the committee. If a committee has delegated to it the authority to bind the Association or act for and in the place of the board, including the power to authorize the expenditure of funds or prepare a proposed budget, the committee shall hold its meetings and give notice of such meeting with the same formalities as required for board meetings. Committees that do not take final action on behalf of the board or make recommendations to the board regarding the budget shall not be subject to the requirements of F.S. 718.112(2)(c) and may be private or closed meetings.

Sent from my iPad

On Dec 14, 2023, at 9:47 AM, BRODY's <brodyfla@gmail.com> wrote:

Please understand that when I reference the Hatfields and McCoys I do not intend to reference the "facts" as you present them. My intention is simply to use the analogy to reference the general discord within our community.

[Texte des messages précédents masqué]

Peter M. Pani <pmpani@gmail.com>

14 décembre 2023 à 14:37

À : BRODY's <brodyfla@gmail.com>

Cc : christian condurache <ccondurache@hotmail.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Pat Forcello <pforcello@yahoo.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, laurenisaacson3@gmail.com, ronmccarthy1@comcast.net, Tommy O'Toole <tommyotboca@gmail.com>, mjudes@aol.com, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Klein <mike@wtnmedia.com>, sharon rubin

<srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, mlaing6362@yahoo.com, archerny@verizon.net, Laureen Lenahan <laureenlenahan@gmail.com>, Art Makenian <Captmakenian@yahoo.com>

Section 718.112(2)(c), F.S. 2. Attend board and committee meetings except meetings to discuss personnel matters or meetings between the board or a committee and the association's attorney with respect to proposed or pending litigation when the meeting is held for the purpose of seeking or rendering legal advice.

This is the regulation you are referring to. To the best of my understanding any regulation not following this regulation in any way is invalid and not enforceable. In fact this rule is not legal and has to be taken out.

Did our legal counsel sign this off on this or is it a homemade paragraph by our very questionable self serving organisation.

Peter

[Texte des messages précédents masqué]

Vincent Massaro <vincentmassaro1@gmail.com>

14 décembre 2023 à 14:42

À : BRODY's <brodyfla@gmail.com>

Cc : Art Makenian <Captmakenian@yahoo.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Joanne Atlantic Cloisters <joodierma@att.net>, Joe Asen <joe.asen2@gmail.com>, Johanne Vachon <vachon1960@gmail.com>, Laureen Lenahan <laureenlenahan@gmail.com>, Mike Klein <mike@wtnmedia.com>, Pat Forcello <pforcello@yahoo.com>, "Peter M. Pani" <pmpani@gmail.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, Tommy O'Toole <tommyotboca@gmail.com>, archerny@verizon.net, christian condurache <ccondurache@hotmail.com>, laurenisaacson3@gmail.com, mjjudes@aol.com, mlaing6362@yahoo.com, ronmccarthy1@comcast.net, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>

Michael, thank you for your clear thinking

Vincent Massaro

[Texte des messages précédents masqué]

BRODY's <brodyfla@gmail.com>

14 décembre 2023 à 16:11

À : "Peter M. Pani" <pmpani@gmail.com>

Cc : christian condurache <ccondurache@hotmail.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Pat Forcello <pforcello@yahoo.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, laurenisaacson3@gmail.com, ronmccarthy1@comcast.net, Tommy O'Toole <tommyotboca@gmail.com>, mjjudes@aol.com, Joanne Atlantic Cloisters <joodierma@att.net>, Mike Klein <mike@wtnmedia.com>, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, mlaing6362@yahoo.com, archerny@verizon.net, Laureen Lenahan <laureenlenahan@gmail.com>, Art Makenian <Captmakenian@yahoo.com>

Hi Peter,

I'm not an attorney and certainly do not have any legal expertise that would allow me to respond to your assertion that this rule is "not legal". I can only say that I believe the provision in our current Bylaws was written and approved in 2003. This provision remains in the current proposed amendments to our Bylaws and was recently vetted by the Association attorney. The goal in the 2023 proposed amendment is to codify a committee's role as simply "advisory", without the authority to take final action on behalf of or otherwise bind the Association.

When the proposed amendments are presented at an upcoming Town Hall meeting I believe the Association attorney will be present to respond to your concerns.

Michael Brody

Sent from my iPad

On Dec 14, 2023, at 2:37 PM, Peter M. Pani <pmpani@gmail.com> wrote:

Section 718.112(2)(c), F.S. 2. Attend board and committee meetings except meetings to discuss personnel matters or meetings between the board or a committee and the association's attorney with respect to proposed or pending litigation when the meeting is held for the purpose of seeking or rendering legal advice.

This is the regulation you are referring to. To the best of my understanding any regulation not following this regulation in any way is invalid and not enforceable. In fact this rule is not legal and has to be taken out.

Did our legal counsel sign this off on this or is it a homemade paragraph by our very questionable self serving organisation.

Peter

On Thu, Dec 14, 2023 at 7:08 AM BRODY's <brodyfla@gmail.com> wrote:

FYI

Our current BYLAWS 4.15:

- Committees that do not take final action on behalf of the board or make recommendations to the board regarding the budget shall not be subject to the requirements of F.S. 718.112(2) (c) and may be private or closed meetings."

<IMG_0519.jpeg>

[Texte des messages précédents masqué]

Peter M. Pani <pmpani@gmail.com>
À : BRODY's <brodyfla@gmail.com>

14 décembre 2023 à 16:18

Cc : christian condurache <ccondurache@hotmail.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Pat Forcello <pforcello@yahoo.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, laurenisaacson3@gmail.com, ronmccarthy1@comcast.net, Tommy O'Toole <tommyotboca@gmail.com>, mjjudes@aol.com, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Klein <mike@wtnmedia.com>, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, mlaing6362@yahoo.com, archerny@verizon.net, Laureen Lenahan <laureenlenahan@gmail.com>, Art Makenian <Captmakenian@yahoo.com>

Well it seems our board or document committee likes to make their own rules and ignore the public regulations. It sounds like the max speed limit is 65 but we have a rule to drive legally 100 and think this is correct and legal.

Peter

[Texte des messages précédents masqué]

Ron <ronmccarthy1@comcast.net>

14 décembre 2023 à 16:26

À : "Peter M. Pani" <pmpani@gmail.com>

Cc : BRODY's <brodyfla@gmail.com>, christian condurache <ccondurache@hotmail.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Pat Forcello <pforcello@yahoo.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, laurenisaacson3@gmail.com, Tommy O'Toole <tommyotboca@gmail.com>, mjjudes@aol.com, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Klein <mike@wtnmedia.com>, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, mlaing6362@yahoo.com, ArcherNY@verizon.net, Laureen Lenahan <laureenlenahan@gmail.com>, Art Makenian <Captmakenian@yahoo.com>

Once again, as a reminder, please send all emails to ronmccarthy20@icloud.com.

Make it a great Thursday!

Thanks,

Ron McCarthy

Sent from my iPhone

On Dec 14, 2023, at 4:19 PM, Peter M. Pani <pmpani@gmail.com> wrote:

[Texte des messages précédents masqué]

Peter M. Pani <pmpani@gmail.com>

14 décembre 2023 à 16:46

À : BRODY's <brodyfla@gmail.com>

Cc : christian condurache <ccondurache@hotmail.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Pat Forcello <pforcello@yahoo.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, laurenisaacson3@gmail.com, ronmccarthy1@comcast.net, Tommy O'Toole <tommyotboca@gmail.com>, mjjudes@aol.com, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Klein <mike@wtnmedia.com>, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, mlaing6362@yahoo.com, archerny@verizon.net, Laureen Lenahan <laureenlenahan@gmail.com>, Art Makenian <Captmakenian@yahoo.com>

Are we changing our rules and regulation as amateurs and as an afterthought let a legal professional fix it. This sounds like telling a professional how to fix the toilet. Or telling a medical professional how to operate. Only this board can come up with such a concept!

Let a professional fix and correct our bylaws before we use them.

[Texte des messages précédents masqué]

Patrick Forcello <pforcello@yahoo.com>

14 décembre 2023 à 19:16

À : "Peter M. Pani" <pmpani@gmail.com>, Ron <ronmccarthy1@comcast.net>

Cc : BRODY's <brodyfla@gmail.com>, christian condurache <ccondurache@hotmail.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <timothy.isaacson@assuredpartners.com>, "laurenisaacson3@gmail.com" <laurenisaacson3@gmail.com>, Tommy O'Toole <tommyotboca@gmail.com>, "mjjudes@aol.com" <mjjudes@aol.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Klein <mike@wtnmedia.com>, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, "mlaing6362@yahoo.com" <mlaing6362@yahoo.com>, "archerny@verizon.net" <archerny@verizon.net>, Laureen Lenahan <laureenlenahan@gmail.com>, Art Makenian <captmakenian@yahoo.com>

To All , i recently discovered , via other Board members that Johanne has again cast unfounded accusations about me . I was excluded from a e-mail sent out at 7:58 am this morning and feel like , as she stated on Saturdays meeting that " I am on TRIAL " . The Infrastructure Committee have been gathering proposals for the Villas and are still waiting on more to come in . These take time to finally receive and some never materialize after waiting for them for weeks . I then start the process all over again so that at a Town Hall Meeting we will be able to present several proposals instead of one or two. I am not hoarding proposals as Johanne accuses me of doing . I am just trying to do the best that i can to have as much information for all the people instead of in drips and drabs.

The Villas are not on any deadlines , as is the mid risers to complete the upkeep on our buildings that we all know we need to have done . Where there is water infiltration , i suggest DST could have a handi- man caulk as done on the K building a few months ago .

Note : There were thousands of dollars saved In the proposals that i have obtained for the community in the passed months ,as opposed to the proposals brought in by DST or contractors recommended by S&D Engineering. I have yet to hear any outrage from our treasurer James , Johanne or DST (BTW ,that

we just gave a 25% raise to) about this matter. If this keeps up i would suggest we start looking for another Management Co. right away.

Last week I stated that I wanted to call for a Town Hall Meeting in January because we would have more information for the community then , instead of rushing it .

I will be away for a few weeks and would like to wish you and yours a Merry Xmas , Happy Holidays along with a Happy New Year !! Pat

[Texte des messages précédents masqué]

Jo-Ann Odierna <joodierna@att.net>
À : Johanne Vachon <vachon1960@gmail.com>

14 décembre 2023 à 19:34

Hi,

Just got this. Very interesting....

Jo-Ann

Jo-Ann Odierna

home: 561-368-4894

cell: 561-901-1205

[Texte des messages précédents masqué]

christian condurache <ccondurache@hotmail.com>
À : Patrick Forcello <pforcello@yahoo.com>

14 décembre 2023 à 19:36

Cc : "Peter M. Pani" <pmpani@gmail.com>, Ron <ronmccarthy1@comcast.net>, BRODY's <brodyta@gmail.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Joe Asen <Joe.asen2@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, James Wainberg <jwainberg@gmail.com>, Jay <jay@kennedycarpet.com>, Johanne Vachon <vachon1960@gmail.com>, Roger Cooper <rogercooperac@gmail.com>, Rose Gentile <roseacboard@gmail.com>, Therese Blake <tbbake39@aol.com>, Timothy Isaacson <Timothy.Isaacson@assuredpartners.com>, "laurenisaacson3@gmail.com" <laurenisaacson3@gmail.com>, Tommy O'Toole <tommyotboca@gmail.com>, "mjudes@aol.com" <mjudes@aol.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Klein <mike@wtnmedia.com>, sharon rubin <srubin2003@yahoo.com>, suzer26 <suzer26@comcast.net>, ST Sharon Wagman <sharon@advancedesigntec.com>, "mlaing6362@yahoo.com" <mlaing6362@yahoo.com>, "archerny@verizon.net" <archerny@verizon.net>, Lauren Lenahan <laurenlenahan@gmail.com>, Art Makenian <captmakenian@yahoo.com>

Another red flag to the Board- we have a very serious problem here!
Your inaction is complicity and very hard to explain.

Residents, please come at 3PM on the pool patio so we can have a friendly chitchat.

This will not be a simple neighborhood gathering- it is not official by any means.

Call your neighbors and friends please- we have an extreme serious issue here.

The Board's inaction to protect this community will remain in the history of this community and I hope you will be able to look your neighbors in the eyes when you let them down so badly and frankly- cowardly.

The Vachon Wainbergs trio needs to be stopped before they destroy this community.

They are very close by the way.

See you at 3PM on Sunday- call everyone you know for a friendly reunion to chat about how to save our community.

Best regards,

Cristian S. Condurache

On Dec 14, 2023, at 7:18 PM, Patrick Forcello <pforcello@yahoo.com> wrote:

[Texte des messages précédents masqué]

Jo-Ann Odierna <joodierna@att.net>
À : Johanne Vachon <vachon1960@gmail.com>

14 décembre 2023 à 19:40

Here is another.

Jo-Ann Odierna

home: 561-368-4894

cell: 561-901-1205

----- Forwarded Message -----

From: christian condurache <ccondurache@hotmail.com>

To: Patrick Forcello <pforcello@yahoo.com>

Cc: Peter M. Pani <pmpani@gmail.com>; Ron <ronmccarthy1@comcast.net>; BRODY's <brodyfla@gmail.com>; Vincent Massaro <vincentmassaro1@gmail.com>; Joe Asen <joe.asen2@gmail.com>; Dave Heiny <davejheiny@gmail.com>; Eliza Ghazarian <elizaghazarian@gmail.com>; James Wainberg <jwainberg@gmail.com>; Jay <jay@kennedycarpet.com>; Johanne Vachon <vachon1960@gmail.com>; Roger Cooper <rogercooperac@gmail.com>; Rose Gentile <roseacboard@gmail.com>; Therese Blake <tbbake39@aol.com>; Timothy Isaacson <timothy.isaacson@assuredpartners.com>; laurenisaacson3@gmail.com <laurenisaacson3@gmail.com>; Tommy O'Toole <tommyotboca@gmail.com>; mjudes@aol.com <mjudes@aol.com>; Joanne Atlantic Cloisters <joodierna@att.net>; Mike Klein <mike@wtnmedia.com>; sharon rubin <srubin2003@yahoo.com>; suzer26 <suzer26@comcast.net>; ST Sharon Wagman <sharon@advancedesigntec.com>; mlaing6362@yahoo.com <mlaing6362@yahoo.com>; archerny@verizon.net <archerny@verizon.net>; Laureen Lenahan <laureenlenahan@gmail.com>; Art Makenian <captmakenian@yahoo.com>

Sent: Thursday, December 14, 2023 at 07:36:22 PM EST

Subject: Re: vicious attack- Request for Board inquiry

[Texte des messages précédents masqué]

James Wainberg <jwainberg@gmail.com>

À : Jo-Ann Odierna <joodierna@att.net>, Johanne Vachon <vachon1960@gmail.com>, Mike Judes-Atlantic cloisters <mikej.acmatters@gmail.com>, Roger Cooper <rogercooperac@gmail.com>, Tommy O'Toole <tommyotboca@gmail.com>

14 décembre 2023 à 21:03

Party at the pool! Bc sure to bring your floaties!

NOT A CERTIFIED COPY


Re: Building representative meeting- More lies and deceit

22 messages

Adds Vags <ccondurache1990@icloud.com>

17 décembre 2023 à 08:53

À : Jay <jay@kennedycarpet.com>

Cc : Wayne Friedman <wayne.friedman@shipyourcarnow.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, Peter Pani <pmpani@gmail.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Wayne,

Please do not add insult to the injury.

I was 2' away from you on my left and 2' away from Laureen on my right.

We are not "rabble rousers" but legit owners in Atlantic Cloisters.

You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing. You screamed in her face calling her "a f***ing c***t" repeatedly and the body language was very threatening.

Are you calling me a liar in my face?

Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?

As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon?

Well, I do have a warm feeling that this trio plus James Wainberg are handling our construction projects.

And if EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS makes someone like you calling me a "rabble rouser", I will proudly accept it as a compliment and thank you for not calling me your associate.

Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields.

This will make the community probably more confident when you represent us at Eliza's table Association business meeting.

You screamed insults, by the way, in an extremely misogynistic way, naming sex acts and female reproductive organs in jail slang.

Vachon an Eliza Wainberg LIED to insure your loyalty- blind one. You might ask yourself some questions if you have some shreds of decency left. You are being used Shamelessly.

I remind all the concerned residents that are still in town that there will be a neighborhood meeting at 3PM at the swimming pool this Sunday afternoon.

Cristian Condurache
K-6

Sent from my iPad

On Dec 16, 2023, at 11:33 PM, Jay <jay@kennedycarpet.com> wrote:

Wayne ,

Why I showed up at the meeting is I was asked to attend because after 18 months of loyal service Pat finally realized that the The Wainbergs were not who he believed they were and that he now believes they do not represent the best interest

of the community . Pat was convinced that he was going to be ambushed at the meeting and wanted witnesses . Pat said when he left the clubhouse he was informed that he was on trial !

You see Pat was no longer useful in the quest for absolute power and control and was about to be cast off in the same manner of Christian, Joe Assen, Ken Vizey and others .

There are at least 1/2 dozen very capable people with different opinions, who have resigned from the board due to the constant harassment and email bullying over the past 3 years .

That does not include the attacks 3 years ago on

Therese Blake and Lauren Isaacson a door to door smear campaign followed up this summer with a phoney restoration meeting that turned into a roasting followed up by 2 scathing letters to all the owners of F . Building F now has 3 new voters and Ms Vachon was setting the tone for the election and you can be sure she didn't write those letters herself

Yes the police were called after the meeting was moved to Ms Vachon's apartment I agree you did not threaten Lauren but what you did do was to verbally assault her in the most vicious verbal assault I have ever witnessed on a woman from a man . You stood up pointed and screamed using the F word several times and pointed at Lauren and called her F—ing C—t .

Wayne your cavalier attitude over your behavior leads me to believe where you grew up this is acceptable but where I come from it is unacceptable . Women deserve to be treated with more respect. A board meeting should have been called and you should have been removed from all committees

All the people who were present are on this email and it is important to note that the policeman came back into the clubhouse and stated " The president told him when you entered the room Lauren verbally assaulted you and flipped you off " None of us in the clubhouse at that time witnessed any behavior like that . The fact that Ms Vachon and Eliza will condone this type of behavior is truly disturbing . Wayne you are being used as the newest intimidation weapon , at some point you will realize this .

If you are a man reading this how would you feel or what would you do if it was your wife or significant other assaulted in this manner?

If you are a woman how would you feel what would you do ?

If this is the type of behavior now being accepted at AC how long till it turns to violence?

Peter now walks Lauren to her car carrying a baseball bat !

We need leaders who build positive community !

Where is our board and their response? ???

Is this what we can expect with Eliza and Johanne in charge ?

You must ask yourself why is the power so important to these people what is their true agenda ?

MERRY CHRISTMAS!

Jay Kennedy

L

On Dec 15, 2023, at 7:32 PM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Hello everyone,

What Vincent has called a despicable act of intimidation was me walking two General Contractors out of a sit down in Eliza's unit. It's NO different than what he did this morning in front of my unit with Pat and a contractor, TBH how on G-D's green earth did he come to that conclusion?

When owners show up to a closed committee meeting with the sole intention of disruption and agitation, it's not right. Please stop pretending that this individual didn't insult me first after being asked to leave numerous times by both committee members , and the President. Everyone in this community knows we are discussing repairs to the Villas. If they were not there to disrupt, then please explain to me why one of the disruptors doesn't live in a Villa and already had his concrete restoration completed. I may drop dead tomorrow, but I wasn't born yesterday.

I didn't appreciate the police being called on me. I didn't appreciate the disruptors LYING to the police saying " He made threats " . Everyone who was there, and not lying through their teeth knows NO THREAT was made. Furthermore, of course I was 2 feet from this individual. We sat directly across the table from each other. I haven't measured the table we use in meetings, but I'm fairly certain the table measures about 2 feet in width.

Pat invited these rabble rousers to help him defend sexist and misogynist statements that he DID 100% make in regards to women being involved in concrete restoration. I'm not sure why he thought I would agree with him. I live with 3 women, and they're more than capable of being involved in ANY project.

This place has NEVER been peaceful due to the same handful of disruptors, and their endless tirades of false statements and email rants. No matter how many times you completely debunk their claims, it continues.

I am hopeful the T building can get the repairs done that it needs. However, we have not had a GC , Painter , or Stucco crew contracted. Point being, the statements made in regards to this community being destroyed are completely absurd. Just because someone gives us a price doesn't mean we are going to accept it. Everything with that type of scope has to be put to a vote.

Regards,

Wayne Friedman T5

On Fri, Dec 15, 2023 at 2:01 PM Vincent Massaro <vincentmassaro1@gmail.com> wrote:

Thanks, Michael. As of today, my schedule can accommodate either evening or Saturday meeting.

Vincent Massaro

On Wed, Dec 13, 2023 at 1:09 PM Michael Brody <acbuildingf@gmail.com> wrote:

Hello building representatives,

I am writing to request a meeting of the building representatives sometime during the week of January 8 in the new year. If interested, please indicate days that you will be unable to attend. Let's assume a 6:30 PM meeting time during a weekday or a 10 AM meeting time on Saturday, January 13th. If these times don't work please suggest alternative times.

Annual board elections give our community the opportunity to elect a governance body for our community. Elections of building representatives provides our buildings the opportunity to improve communication with our Board with a focus on each building's unique perspectives and priorities. Meetings of building representatives from all buildings enhances communication about common community goals and concerns while dispelling community rumors.

If there is enough interest to assemble a quorum (6 of 10 buildings) we can each suggest agenda items for the meeting. Hopefully all 10 buildings in our community of 84 will be able to attend. From my perspective agenda items could include:

- grills in North end of property
- landscaping, planting flowers specific to each building
- opinions about a bocce ball court/Adirondack chairs on common property
- opinions about special assessments to advance building specific projects

Thank you.

Respectfully,

Michael Brody F11

"May there be peace in our hearts, our homes, and in the world." May there be light in darkness always."

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Wayne Friedman <wayne.friedman@shipyourcarnow.com>

17 décembre 2023 à 17:45

À : Adds Vags <ccondurache1990@icloud.com>

Cc : Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, Peter Pani <pmpani@gmail.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Christian,

It's grossly apparent you have some type of vendetta against Johanne & Eliza. Please read below the answers to all your questions:

Christian " We are not "rabble rousers" but legit owners in Atlantic Cloisters. "

Answer This would be a case where two things are true at the same time.

Christian " Are you calling me a liar in my face? "

Answer Yes, this has already been established on numerous occasions. Why do you think you were voted off the board in disgrace?

Christian "Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?"

Answer I am willing to give him the benefit of the doubt, but meeting with GC's is not intimidation. So technically yes.

Christian " As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon? "

Answer Are we not permitted to sit down with a GC , and ask him some questions? When and if they give us a proposal we will inform the community, and post it on the portal. Are you arguing that we cannot inquire with a GC?

Christian " You jumped from your seat, arched your back lunging at Lauren, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing.

You screamed in her face calling her "a f**ing c***nt" repeatedly and the body language was very threatening"

Answer Again, the disruptors and agitators were asked to leave numerous times. I was then cut off, and insulted. After insults were hurled back and forth this person decided to wave her middle finger two feet from my face, and told Eliza to go F herself. You then lied to the police and tried to have me arrested based on threats I NEVER MADE.

Christian " Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields."

Answer I would be delighted to. I did shell construction from the age of 15 to about 31-32. My tasks were different depending on what type of crew I was working on. While on a tie beam crew I was tasked with shooting in the block to determine a straight line for which to run 2' rippers. I was tasked with tying steel cages with number 5,6 & 7 bars and hoops to be placed throughout the tie beam. I was tasked with running whalers and klets. I walked on whalers to pour the concrete into the beam while dropping straps, and skreting the beam. The next day we would take wrecking bars, and strip all the plywood. After this step the roofers would come in and build any bearing walls, and the truss package shook out then craned up one by one. Of course, many hips were prepped on the ground first then flown. From here it's a lot of driving nails into straps that wrap around the tails. Running rat runs, dead wood, and T brace engineering on the trusses. Running fascia and laying plywood, Nailing off the roof, and poking shiners getting ready for inspection. After inspection there is usually some punch out to do.

On Sun, Dec 17, 2023 at 8:53 AM Adds Vags <ccondurache1990@icloud.com> wrote:

Wayne,

Please do not add insult to the injury.

I was 2' away from you on my left and 2' away from Laureen on my right.

We are not "rabble rousers" but legit owners in Atlantic Cloisters.

You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing. You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening.

Are you calling me a liar in my face?

Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?

As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon?

Well, I do have a warm feeling that this trio plus James Wainberg are handling our construction projects.

And if EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS makes someone like you calling me a "rabble rouser", I will proudly accept it as a compliment and thank you for not calling me your associate.

Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields.

This will make the community probably more confident when you represent us at Eliza's table Association business meeting.

You screamed insults, by the way, in an extremely misogynistic way, naming sex acts and female reproductive organs in jail slang.

Vachon an Eliza Wainberg LIED to insure your loyalty- blind one. You might ask yourself some questions if you have some shreds of decency left. You are being used Shamelessly.

I remind all the concerned residents that are still in town that there will be a neighborhood meeting at 3PM at the swimming pool this Sunday afternoon.

Cristian Condurache
K-6

Sent from my iPad

On Dec 16, 2023, at 11:33 PM, Jay <jay@kennedycarpet.com> wrote:

Wayne ,

Why I showed up at the meeting is I was asked to attend because after 18 months of loyal service Pat finally realized that the The Wainbergs were not who he believed they were and that he now believes they do not represent the best interest of the community . Pat was convinced that he was going to ambushed at the meeting and wanted witnesses . Pat said when he left the clubhouse he was informed that he was on trial ! You see Pat was no longer useful in the quest for absolute power and control and was about be cast off in the same manor of Christian,Joe Assen, Ken Vizey and others .

There are at least 1/2 dozen very capable people with different opinions,who have resigned from the board due to the constant harassment and email bullying over the past 3 years .

That does not include the attacks 3 years ago on Therese Blake and Lauren Isaacson a door to door smear campaign followed up this summer with a phoney restoration meeting that turned into a roasting followed up by 2 scathing letters to all the owners of F . Building F now has 3 new voters and Ms Vachon was setting the tone for the election and you can be sure she didn't write those letters herself

Yes the police were called after the meeting was moved to Ms Vachons' apartment I agree you did not threaten Laureen but what you did do was to verbally assault her in the most vicious verbal assault I have ever witnessed on a woman from a man .You stood up pointed and screamed using the F word several times and pointed at Laureen and called her F—ing C—t . Wayne your cavalier attitude over your behavior leads me to believe where you grew up this is acceptable ,but where I come from it is unacceptable .Women deserve to be treated with more respect.A board meeting should have been called and you should have been removed from all committees

All the people who were present are on this email and it is important to note that the policeman came back into the clubhouse and stated " The president told him when you entered the room Laureen verbal assaulted you and flipped you off "None of us in the clubhouse at that time witnessed any behavior like that .The fact that Ms Vachon and Eliza will condone this type of behavior is truly disturbing .Wayne you are being used as the newest intimidation weapon , at some point you will realize this .

If you are a man reading this how would you feel or what would you do if it was your wife or significant other assaulted in this manner?

If you are a women how would you feel what would you do ?

If this is the type of behavior now being accepted at AC how long till it turns to violence?

Peter now walks Laureen to her car carrying a baseball bat !

We need leaders who build positive community !

Where is our board and their response? ???

Is this what we can expect with Eliza and Johanne in charge ?

You must ask yourself why is the power so important to these people what is their true agenda ?

MERRY CHRISTMAS!

Jay Kennedy

L

On Dec 15, 2023, at 7:32 PM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Hello everyone,

What Vincent has called a despicable act of intimidation was me walking two General Contractors out of a sit down in Eliza's unit. It's NO different than what he did this morning in front of my unit with Pat and a contractor. TBH how on G-D's green earth did he come to that conclusion?

When owners show up to a closed committee meeting with the sole intention of disruption and agitation, it's not right. Please stop pretending that this individual didn't insult me first after being asked to leave numerous times by both committee members , and the President. Everyone in this community knows we are discussing repairs to the Villas. If they were not there to disrupt, then please explain to me why one of the disruptors doesn't live in a Villa and already had his concrete restoration completed. I may drop dead tomorrow, but I wasn't born yesterday.

I didn't appreciate the police being called on me.I didn't appreciate the disruptors LYING to the police saying " He made threats " . Everyone who was there, and not lying through their teeth knows NO THREAT was made. Furthermore, of course I was 2 feet from this individual. We sat directly across the table from each other. I haven't measured the table we use in meetings, but I'm fairly certain the table measures about 2 feet in width.

Pat invited these rabble rousers to help him defend sexist and misogynist statements that he DID 100% make in regards to women being involved in concrete restoration. I'm not sure why he thought I would agree with him. I live with 3 women, and they're more than capable of being involved in ANY project.

This place has NEVER been peaceful due to the same handful of disruptors, and their endless tirades of false statements and email rants. No matter how many times you completely debunk their claims, it continues.

I am hopeful the T building can get the repairs done that it needs. However, we have not had a GC , Painter , or Stucco crew contracted. Point being, the statements made in regards to this community being destroyed are completely absurd. Just because someone gives us a price doesn't mean we are going to accept it. Everything with that type of scope has to be put to a vote.

Regards,

Wayne Friedman T5

On Fri, Dec 15, 2023 at 2:01 PM Vincent Massaro <vincentmassaro1@gmail.com> wrote:
Thanks, Michael. As of today, my schedule can accommodate either evening or Saturday meeting.

Vincent Massaro

On Wed, Dec 13, 2023 at 1:09 PM Michael Brody <acbuildingf@gmail.com> wrote:

Hello building representatives,

I am writing to request a meeting of the building representatives sometime during the week of January 8 in the new year. If interested, please indicate days that you will be unable to attend. Let's assume a 6:30 PM meeting time during a weekday or a 10 AM meeting time on Saturday, January 13th. If these times don't work please suggest alternative times.

Annual board elections give our community the opportunity to elect a governance body for our community. Elections of building representatives provides our buildings the opportunity to improve communication with our Board with a focus on each building's unique perspectives and priorities. Meetings of building representatives from all buildings enhances communication about common community goals and concerns while dispelling community rumors.)

If there is enough interest to assemble a quorum (6 of 10 buildings) we can each suggest agenda items for the meeting. Hopefully all 10 buildings in our community of 84 will be able to attend. From my perspective agenda items could include:

- grills in North end of property
- landscaping, planting flowers specific to each building
- opinions about a bocce ball court/Adirondack chairs on common property
- opinions about special assessments to advance building specific projects

Thank you.

Respectfully,

Michael Brody F11

"May there be peace in our hearts, our homes, and in the world." May there be light in darkness always."

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Adds Vags <ccondurache1990@icloud.com>

17 décembre 2023 à 18:16

À : Wayne Friedman <wayne.friedman@shipyourcarnow.com>

Cc : Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, mariaiaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, Peter Pani <pmpani@gmail.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>, Cristina Condurache <ccondurache@me.com>

Thank you, Wayne, for the elaborate and sophisticated answer.

Your level of education and intelligence is really amazing to be able to write such a scholarly and articulate answer! At least a Master in English literature and Philosophy!

Your construction knowledge, skills and project management skills are as impressive as your penmanship. I admit, you are the perfect addition to the Wainberg- Vachon- Friedman team. Our community is in very capable hands now.

By the way, you are 52 now. Any particular skills and achievements for the last 20 years after you ended your highly technical construction position?

No need to answer, we know.



NOT A CERTIFIED COPY

On Sun, Dec 17, 2023 at 8:53 AM Adds Vags <ccondurache1990@icloud.com> wrote:

Wayne,

Please do not add insult to the injury.

I was 2' away from you on my left and 2' away from Laureen on my right.

We are not "rabble rousers" but legit owners in Atlantic Cloisters.

You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing.

You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening.

Are you calling me a liar in my face?

Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?

As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon?

Well, I do have a warm feeling that this trio plus James Wainberg are handling our construction projects.

And if EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS makes someone like you calling me a "rabble rouser", I will proudly accept it as a compliment and thank you for not calling me your associate.

Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields.

This will make the community probably more confident when you represent us at Eliza's table Association business meeting.

You screamed insults, by the way, in an extremely misogynistic way, naming sex acts and female reproductive organs in jail slang.

Vachon an Eliza Wainberg LIED to insure your loyalty- blind one. You might ask yourself some questions if you have some shreds of decency left. You are being used Shamelessly.

I remind all the concerned residents that are still in town that there will be a neighborhood meeting at 3PM at the swimming pool this Sunday afternoon.

Cristian Condurache
K-6

Sent from my iPad

On Dec 16, 2023, at 11:33 PM, Jay <jay@kennedycarpet.com> wrote:

Wayne,

Why I showed up at the meeting is I was asked to attend because after 18 months of loyal service Pat finally realized that the The Wainbergs were not who he believed they were and that he now believes they do not represent the best interest of the community . Pat was convinced that he was going to ambushed at the meeting and wanted witnesses . Pat said when he left the clubhouse he was informed that he was on trial !

You see Pat was no longer useful in the quest for absolute power and control and was about be cast off in the same manor of Christian,Joe Assen, Ken Vizy and others .

There are at least 1/2 dozen very capable people with different opinions,who have resigned from the board due to the constant harassment and email bullying over the past 3 years .

That does not include the attacks 3 years ago on

Therese Blake and Lauren Isaacson a door to door smear campaign followed up this summer with a phoney restoration meeting that turned into a roasting followed up by 2 scathing letters to all the owners of F . Building F now has 3 new voters and Ms Vachon was setting the tone for the election and you can be sure she didn't write those letters herself

Yes the police were called after the meeting was moved to Ms Vachons' apartment I agree you did not threaten Laureen but what you did do was to verbally assault her in the most vicious verbal assault I

have ever witnessed on a woman from a man .You stood up pointed and screamed using the F word several times and pointed at Laureen and called her F—ing C—t .
Wayne your cavalier attitude over your behavior leads me to believe where you grew up this is acceptable ,but where I come from it is unacceptable .Women deserve to be treated with more respect.A board meeting should have been called and you should have been removed from all committees

All the people who were present are on this email and it is important to note that the policeman came back into the clubhouse and stated " The president told him when you entered the room Laureen verbal assaulted you and flipped you off "None of us in the clubhouse at that time witnessed any behavior like that .The fact that Ms Vachon and Eliza will condone this type of behavior is truly disturbing .Wayne you are being used as the newest intimidation weapon , at some point you will realize this .

If you are a man reading this how would you feel or what would you do if it was your wife or significant other assaulted in this manner?

If you are a women how would you feel what would you do ?

If this is the type of behavior now being accepted at AC how long till it turns to violence?

Peter now walks Laureen to her car carrying a baseball bat !

We need leaders who build positive community !

Where is our board and their response? ???

Is this what we can expect with Eliza and Johanne in charge ?

You must ask yourself why is the power so important to these people what is their true agenda ?

MERRY CHRISTMAS!

Jay Kennedy

L

On Dec 15, 2023, at 7:32 PM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Hello everyone,

What Vincent has called a despicable act of intimidation was me walking two General Contractors out of a sit down in Eliza's unit. It's NO different than what he did this morning in front of my unit with Pat and a contractor. TBH how on G-D's green earth did he come to that conclusion?

When owners show up to a closed committee meeting with the sole intention of disruption and agitation, it's not right. Please stop pretending that this individual didn't insult me first after being asked to leave numerous times by both committee members , and the President. Everyone in this community knows we are discussing repairs to the Villas. If they were not there to disrupt, then please explain to me why one of the disruptors doesn't live in a Villa and already had his concrete restoration completed. I may drop dead tomorrow, but I wasn't born yesterday.

I didn't appreciate the police being called on me.I didn't appreciate the disruptors LYING to the police saying " He made threats " . Everyone who was there, and not lying through their teeth knows NO THREAT was made. Furthermore, of course I was 2 feet from this individual. We sat directly across the table from each other. I haven't measured the table we use in meetings, but I'm fairly certain the table measures about 2 feet in width.

Pat invited these rabble rousers to help him defend sexist and misogynist statements that he DID 100% make in regards to women being involved in concrete restoration. I'm not sure why he thought I would agree with him. I live with 3 women, and they're more than capable of being involved in ANY project.

This place has NEVER been peaceful due to the same handful of disruptors, and their endless tirades of false statements and email rants. No matter how many times you completely debunk their claims, it continues.

I am hopeful the T building can get the repairs done that it needs. However, we have not had a GC , Painter , or Stucco crew contracted. Point being, the statements made in regards to this community being destroyed are completely absurd. Just because someone gives us a price doesn't mean we are going to accept it. Everything with that type of scope has to be put to a vote.

Regards,

Wayne Friedman T5

On Fri, Dec 15, 2023 at 2:01 PM Vincent Massaro <vincentmassaro1@gmail.com> wrote:
Thanks, Michael. As of today, my schedule can accommodate either evening or Saturday meeting.

Vincent Massaro

On Wed, Dec 13, 2023 at 1:09 PM Michael Brody <acbuildingf@gmail.com> wrote:

Hello building representatives,

I am writing to request a meeting of the building representatives sometime during the week of January 8 in the new year. If interested, please indicate days that you will be unable to attend. Let's assume a 6:30 PM meeting time during a weekday or a 10 AM meeting time on Saturday, January 13th. If these times don't work please suggest alternative times.

Annual board elections give our community the opportunity to elect a governance body for our community. Elections of building representatives provides our buildings the opportunity to improve communication with our Board with a focus on each building's unique perspectives and priorities. Meetings of building representatives from all buildings enhances communication about common community goals and concerns while dispelling community rumors.

If there is enough interest to assemble a quorum (6 of 10 buildings) we can each suggest agenda items for the meeting. Hopefully all 10 buildings in our community of 84 will be able to attend. From my perspective agenda items could include:

- grills in North end of property
- landscaping, planting flowers specific to each building
- opinions about a bocce ball court/Adirondack chairs on common property
- opinions about special assessments to advance building specific projects

Thank you.

Respectfully,

Michael Brody F11

"May there be peace in our hearts, our homes, and in the world." May there be light in darkness always."

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error,

please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Wayne Friedman <wayne.friedman@shipyourcarnow.com>

17 décembre 2023 à 18:41

À : Adds Vags <ccondurache1990@icloud.com>

Cc : Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlennahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, Peter Pani <pmpani@gmail.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <ArcherNY@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>, Cristina Condurache <ccondurache@me.com>

When all else fails pull out the emojis and insults (pppftt)

I'm sorry my 15-16 years in the field are not good enough for you.

You know nothing about construction. I'm not surprised you're confused.

Why don't you explain to me again why you went along with 24K worth of structural repairs to the T building only to change your tune when it was discovered that the problem might persist in other bay windows? You question my knowledge at the same time saying it's structural to the windows. Lol. My new red iron columns don't even touch the windows.

It's blatantly obvious you're feeling some type of way.

Sent from my iPhone

On Dec 17, 2023, at 6:16 PM, Adds Vags <ccondurache1990@icloud.com> wrote:

Thank you, Wayne, for the elaborate and sophisticated answer.

Your level of education and intelligence is really amazing to be able to write such a scholarly and articulate answer! At least a Master in English literature and Philosophy!

Your construction knowledge, skills and project management skills are as impressive as your penmanship. I admit, you are the perfect addition to the Wainberg- Vachon- Friedman team. Our community is in very capable hands now.

By the way, you are 52 now. Any particular skills and achievements for the last 20 years after you ended your highly technical construction position?

No need to answer, we know.



NOT A CERTIFIED COPY

Answer I would be delighted to. I did shell construction from the age of 15 to about 31-32. My tasks were different depending on what type of crew I was working on. While on a tie beam crew I was tasked with shooting in the block to determine a straight line for which to run 2' rippers. I was tasked with tying steel cages with number 5,6 & 7 bars and hoops to be placed throughout the tie beam. I was tasked with running whalers and klets. I walked on whalers to pour the concrete into the beam while dropping straps, and skreeting the beam. The next day we would take wrecking bars, and strip all the plywood. After this step the roofers would come in and build any bearing walls, and the truss package shook out then craned up one by one. Of course, many hips were prepped on the ground first then flown. From here it's a lot of driving nails into straps that wrap around the tails. Running rat runs, dead wood, and T brace engineering on the trusses. Running fascia and laying plywood, Nailing off the roof, and poking shiners getting ready for inspection. After inspection there is usually some punch out to do.

On Sun, Dec 17, 2023 at 8:53 AM Adds Vags <ccondurache1990@icloud.com> wrote:

Wayne,
Please do not add insult to the injury.

I was 2' away from you on my left and 2' away from Laureen on my right.

We are not "rabble rousers" but legit owners in Atlantic Cloisters.

You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing.

You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening.

Are you calling me a liar in my face?

Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?

As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon?

Well, I do have a warm feeling that this trio plus James Wainberg are handling our construction projects.

And if EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS makes someone like you calling me a "rabble rouser", I will proudly accept it as a compliment and thank you for not calling me your associate.

Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields.

This will make the community probably more confident when you represent us at Eliza's table Association business meeting.

~~You screamed~~ insults, by the way, in an extremely misogynistic way, naming sex acts and female reproductive organs in jail slang.

Vachon an Eliza Wainberg LIED to insure your loyalty- blind one. You might ask yourself some questions if you have some shreds of decency left. You are being used Shamelessly.

I remind all the concerned residents that are still in town that there will be a neighborhood meeting at 3PM at the swimming pool this Sunday afternoon.

Cristian Condurache
K-6

Sent from my iPad

On Dec 16, 2023, at 11:33 PM, Jay <jay@kennedycarpet.com> wrote:

Wayne ,
Why I showed up at the meeting is I was asked to attend because after 18 months of loyal service Pat finally realized that the The Wainbergs were not who he believed they were and that he now believes they do not represent the best interest of the community . Pat was convinced that he was going to be ambushed at the meeting and wanted witnesses . Pat said when he left the clubhouse he was informed that he was on trial !
You see Pat was no longer useful in the quest for absolute power and control and was about
be cast off in the same manor of Christian,Joe Assen, Ken Vizey and others .

There are at least 1/2 dozen very capable people with different opinions,who have resigned from the board due to the constant harassment and email bullying over the past 3 years .

That does not include the attacks 3 years ago on
Therese Blake and Lauren Isaacson a door to door smear campaign followed up this summer with a phoney restoration meeting that turned into a roasting followed up by 2 scathing letters to all the owners of F . Building F now has 3 new voters and Ms Vachon was setting the tone for the election and you can be sure she didn't write those letters herself

Yes the police were called after the meeting was moved to Ms Vachons' apartment I agree you did not threaten Lauren but what you did do was to verbally assault her in the most vicious verbal assault I have ever witnessed on a woman from a man You stood up pointed and screamed using the F word several times and pointed at Lauren and called her F—ing C—t .

Wayne your cavalier attitude over your behavior leads me to believe where you grew up this is acceptable ,but where I come from it is unacceptable .Women deserve to be treated with more respect.A board meeting should have been called and you should have been removed from all committees

All the people who were present are on this email and it is important to note that the policeman came back into the clubhouse and stated " The president told him when you entered the room Lauren verbal assaulted you and flipped you off "None of us in the clubhouse at that time witnessed any behavior like that .The fact that Ms Vachon and Eliza will condone this type of behavior is truly disturbing .Wayne you are being used as the newest intimidation weapon , at some point you will realize this .

If you are a man reading this how would you feel or what would you do if it was your wife or significant other assaulted in this manner?

If you are a women how would you feel what would you do ?

If this is the type of behavior now being accepted at AC how long till it turns to violence?

Peter now walks Lauren to her car carrying a baseball bat !

We need leaders who build positive community !

Where is our board and their response? ???

Is this what we can expect with Eliza and Johanne in charge ?

You must ask yourself why is the power so important to these people what is their true agenda ?

MERRY CHRISTMAS!

Jay Kennedy

On Dec 15, 2023, at 7:32 PM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Hello everyone,

What Vincent has called a despicable act of intimidation was me walking two General Contractors out of a sit down in Eliza's unit. It's NO different than what he did this morning in front of my unit with Pat and a contractor. TBH how on G-D's green earth did he come to that conclusion?

When owners show up to a closed committee meeting with the sole intention of disruption and agitation, it's not right. Please stop pretending that this individual didn't insult me first after being asked to leave numerous times by both committee members , and the President. Everyone in this community knows we are discussing repairs to the Villas. If they were not there to

disrupt, then please explain to me why one of the disruptors doesn't live in a Villa and already had his concrete restoration completed. I may drop dead tomorrow, but I wasn't born yesterday.

I didn't appreciate the police being called on me. I didn't appreciate the disruptors LYING to the police saying " He made threats ". Everyone who was there, and not lying through their teeth knows NO THREAT was made. Furthermore, of course I was 2 feet from this individual. We sat directly across the table from each other. I haven't measured the table we use in meetings, but I'm fairly certain the table measures about 2 feet in width.

Pat invited these rabble rousers to help him defend sexist and misogynist statements that he DID 100% make in regards to women being involved in concrete restoration. I'm not sure why he thought I would agree with him. I live with 3 women, and they're more than capable of being involved in ANY project.

This place has NEVER been peaceful due to the same handful of disruptors, and their endless tirades of false statements and email rants. No matter how many times you completely debunk their claims, it continues.

I am hopeful the T building can get the repairs done that it needs. However, we have not had a GC , Painter , or Stucco crew contracted. Point being, the statements made in regards to this community being destroyed are completely absurd. Just because someone gives us a price doesn't mean we are going to accept it. Everything with that type of scope has to be put to a vote.

Regards,

Wayne Friedman T5

On Fri, Dec 15, 2023 at 2:01 PM Vincent Massaro
<vincentmassaro1@gmail.com> wrote:

Thanks, Michael. As of today, my schedule can accommodate either evening or Saturday meeting.

Vincent Massaro

On Wed, Dec 13, 2023 at 1:09 PM Michael Brody
<acbuildingf@gmail.com> wrote:

Hello building representatives,

I am writing to request a meeting of the building representatives sometime during the week of January 8 in the new year. If interested, please indicate days that you will be unable to attend. Let's assume a 6:30 PM meeting time during a weekday or a 10 AM meeting time on Saturday, January 13th. If these times don't work please suggest alternative times.

Annual board elections give our community the opportunity to elect a governance body for our community. Elections of building representatives provides our buildings the opportunity to improve communication with our Board with a focus on each building's unique perspectives and priorities. Meetings of building representatives from all buildings enhances communication about common community goals and concerns while dispelling community rumors.

If there is enough interest to assemble a quorum (6 of 10 buildings) we can each suggest agenda items for the meeting. Hopefully all 10 buildings in our community of 84 will be able to attend. From my perspective agenda items could include:

- grills in North end of property
- landscaping, planting flowers specific to each building
- opinions about a bocce ball court/Adirondack chairs on common property
- opinions about special assessments to advance building specific projects

Thank you.

Respectfully,

Michael Brody F11

"May there be peace in our hearts, our homes, and in the world." May there be light in darkness always."

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>.

This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Eliza Ghazarian <elizaghazarian@gmail.com>

17 décembre 2023 à 19:48

À : James Wainberg <jwainberg@gmail.com>, Johanne Vachon <vachon1960@gmail.com>

Sent from Gmail Mobile

----- Forwarded message -----

From: Wayne Friedman <wayne.friedman@shipyourcarnow.com>

Date: Sun, Dec 17, 2023 at 6:42 PM

Subject: Re: Building representative meeting- More lies and deceit

To: Adds Vags <ccondurache1990@icloud.com>

CC: Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>,

Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody

<brodyfla@gmail.com>, <laureenlenahan@gmail.com>, <marialaing50@gmail.com>, <tarjamarkarian@yahoo.com>,

<tmon5@me.com>, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, Tommy B. O'Toole

<tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein

<wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe

Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, Peter Pani

<pmpani@gmail.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon

Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <ArcherNY@verizon.net>, Sofloridainsman

<sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>, Cristina Condurache <ccondurache@me.com>

When all else fails pull out the emojis and insults (pppftt)

I'm sorry my 15-16 years in the field are not good enough for you.

You know nothing about construction. I'm not surprised you're confused.

Why don't you explain to me again why you went along with 24K worth of structural repairs to the T building only to change your tune when it was discovered that the problem might persist in other bay windows? You question my knowledge at the same time saying it's structural to the windows. Lol. My new red iron columns don't even touch the windows.

It's blatantly obvious you're feeling some type of way.

Sent from my iPhone

On Dec 17, 2023, at 6:16 PM, Adds Vags <ccondurache1990@icloud.com> wrote:

Thank you, Wayne, for the elaborate and sophisticated answer.

Your level of education and intelligence is really amazing to be able to write such a scholarly and articulate answer! At least a Master in English literature and Philosophy!

Your construction knowledge, skills and project management skills are as impressive as your penmanship. I admit, you are the perfect addition to the Wainberg- Vachon- Friedman team. Our community is in very capable hands now.

By the way, you are 52 now. Any particular skills and achievements for the last 20 years after you ended your highly technical construction position?

No need to answer, we know.

NOT A CERTIFIED COPY

related fields."

Answer I would be delighted to. I did shell construction from the age of 15 to about 31-32. My tasks were different depending on what type of crew I was working on. While on a tie beam crew I was tasked with shooting in the block to determine a straight line for which to run 2' rippers. I was tasked with tying steel cages with number 5,6 & 7 bars and hoops to be placed throughout the tie beam. I was tasked with running whalers and klets. I walked on whalers to pour the concrete into the beam while dropping straps, and skreting the beam. The next day we would take wrecking bars, and strip all the plywood. After this step the roofers would come in and build any bearing walls, and the truss package shook out then craned up one by one. Of course, many hips were prepped on the ground first then flown. From here it's a lot of driving nails into straps that wrap around the tails. Running rat runs, dead wood, and T brace engineering on the trusses. Running fascia and laying plywood, Nailing off the roof, and poking shiners getting ready for inspection. After inspection there is usually some punch out to do.

On Sun, Dec 17, 2023 at 8:53 AM Adds Vags <ccondurache1990@icloud.com> wrote:

Wayne,

Please do not add insult to the injury.

I was 2' away from you on my left and 2' away from Laureen on my right.

We are not "rabble rousers" but legit owners in Atlantic Cloisters.

You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing.

You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening.

Are you calling me a liar in my face?

Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?

As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon?

Well, I do have a warm feeling that this trio plus James Wainberg are handling our construction projects.

And if EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS makes someone like you calling me a "rabble rouser", I will proudly accept it as a compliment and thank you for not calling me your associate.

Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields.

This will make the community probably more confident when you represent us at Eliza's table Association business meeting.

You screamed insults, by the way, in an extremely misogynistic way, naming sex acts and female reproductive organs in jail slang.

Vachon an Eliza Wainberg LIED to insure your loyalty- blind one. You might ask yourself some questions if you have some shreds of decency left. You are being used Shamelessly.

I remind all the concerned residents that are still in town that there will be a neighborhood meeting at 3PM at the swimming pool this Sunday afternoon.

Cristian Condurache
K-6

Sent from my iPad

On Dec 16, 2023, at 11:33 PM, Jay <jay@kennedycarpet.com> wrote:

Wayne ,
Why I showed up at the meeting is I was asked to attend because after 18 months of loyal service Pat finally realized that the The Wainbergs were not who he believed they were and that he now believes they do not represent the best interest of the community . Pat was convinced that he was going to be ambushed at the meeting and wanted witnesses . Pat said when he left the clubhouse he was informed that he was on trial !
You see Pat was no longer useful in the quest for absolute power and control and was about
be cast off in the same manor of Christian,Joe Assen, Ken Vizey and others .

There are at least 1/2 dozen very capable people with different opinions,who have resigned from the board due to the constant harassment and email bullying over the past 3 years .

That does not include the attacks 3 years ago on
Therese Blake and Lauren Isaacson a door to door smear campaign followed up this summer with a phoney restoration meeting that turned into a roasting followed up by 2 scathing letters to all the owners of F . Building F now has 3 new voters and Ms Vachon was setting the tone for the election and you can be sure she didn't write those letters herself

Yes the police were called after the meeting was moved to Ms Vachons' apartment I agree you did not threaten Lauren but what you did do was to verbally assault her in the most vicious verbal assault I have ever witnessed on a woman from a man You stood up pointed and screamed using the F word several times and pointed at Lauren and called her F—ing C—t .

Wayne your cavalier attitude over your behavior leads me to believe where you grew up this is acceptable ,but where I come from it is unacceptable .Women deserve to be treated with more respect.A board meeting should have been called and you should have been removed from all committees

All the people who were present are on this email and it is important to note that the policeman came back into the clubhouse and stated " The president told him when you entered the room Lauren verbal assaulted you and flipped you off "None of us in the clubhouse at that time witnessed any behavior like that .The fact that Ms Vachon and Eliza will condone this type of behavior is truly disturbing .Wayne you are being used as the newest intimidation weapon , at some point you will realize this .

If you are a man reading this how would you feel or what would you do if it was your wife or significant other assaulted in this manner?

If you are a women how would you feel what would you do ?

If this is the type of behavior now being accepted at AC how long till it turns to violence?

Peter now walks Lauren to her car carrying a baseball bat !

We need leaders who build positive community !

Where is our board and their response? ???

Is this what we can expect with Eliza and Johanne in charge ?

You must ask yourself why is the power so important to these people what is their true agenda ?

MERRY CHRISTMAS!

Jay Kennedy

On Dec 15, 2023, at 7:32 PM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Hello everyone,

What Vincent has called a despicable act of intimidation was me walking two General Contractors out of a sit down in Eliza's unit. It's NO different than what he did this morning in front of my unit with Pat and a contractor. TBH how on G-D's green earth did he come to that conclusion?

When owners show up to a closed committee meeting with the sole intention of disruption and agitation, it's not right. Please stop pretending that this individual didn't insult me first after being asked to leave numerous times by both committee members , and the President. Everyone in this community knows we are discussing repairs to the Villas. If they were not there to

disrupt, then please explain to me why one of the disruptors doesn't live in a Villa and already had his concrete restoration completed. I may drop dead tomorrow, but I wasn't born yesterday.

I didn't appreciate the police being called on me. I didn't appreciate the disruptors LYING to the police saying " He made threats ". Everyone who was there, and not lying through their teeth knows NO THREAT was made. Furthermore, of course I was 2 feet from this individual. We sat directly across the table from each other. I haven't measured the table we use in meetings, but I'm fairly certain the table measures about 2 feet in width.

Pat invited these rabble rousers to help him defend sexist and misogynist statements that he DID 100% make in regards to women being involved in concrete restoration. I'm not sure why he thought I would agree with him. I live with 3 women, and they're more than capable of being involved in ANY project.

This place has NEVER been peaceful due to the same handful of disruptors, and their endless tirades of false statements and email rants. No matter how many times you completely debunk their claims, it continues.

I am hopeful the T building can get the repairs done that it needs. However, we have not had a GC , Painter , or Stucco crew contracted. Point being, the statements made in regards to this community being destroyed are completely absurd. Just because someone gives us a price doesn't mean we are going to accept it. Everything with that type of scope has to be put to a vote.

Regards,

Wayne Friedman T5

On Fri, Dec 15, 2023 at 2:01 PM Vincent Massaro
<vincentmassaro1@gmail.com> wrote:

Thanks, Michael. As of today, my schedule can accommodate either evening or Saturday meeting.

Vincent Massaro

On Wed, Dec 13, 2023 at 1:09 PM Michael Brody
<acbuildingf@gmail.com> wrote:

Hello building representatives,

I am writing to request a meeting of the building representatives sometime during the week of January 8 in the new year. If interested, please indicate days that you will be unable to attend. Let's assume a 6:30 PM meeting time during a weekday or a 10 AM meeting time on Saturday, January 13th. If these times don't work please suggest alternative times.

Annual board elections give our community the opportunity to elect a governance body for our community. Elections of building representatives provides our buildings the opportunity to improve communication with our Board with a focus on each building's unique perspectives and priorities. Meetings of building representatives from all buildings enhances communication about common community goals and concerns while dispelling community rumors.

If there is enough interest to assemble a quorum (6 of 10 buildings) we can each suggest agenda items for the meeting. Hopefully all 10 buildings in our community of 84 will be able to attend. From my perspective agenda items could include:

- grills in North end of property
- landscaping, planting flowers specific to each building
- opinions about a bocce ball court/Adirondack chairs on common property
- opinions about special assessments to advance building specific projects

Thank you.

Respectfully,

Michael Brody F11

"May there be peace in our hearts, our homes, and in the world." May there be light in darkness always."

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>.

This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Peter M. Pani <pmpani@gmail.com>

17 décembre 2023 à 20:35

À : Wayne Friedman <wayne.friedman@shipyourcarnow.com>

Cc : Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureentienahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtm1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <ArcherNY@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>, Cristina Condurache <ccondurache@me.com>

may i explain it for you please?

Structural engineering is slightly more difficult than hammering nails in plywood as you demonstrated in your level of experience you explained in your email.

It has to do with wind pressure which was in the old days breaking the non hurricane windows. With the bullet proof glass the whole window would be blown into Ms Torres apartment if not ankerd solidly. Hencme you need a structural supporting mechanical support which was eroded in this case. Well well well understood

or do you need some mathematics you mostlikle do not comprehend for explanation, way above elementary school level you schow in your brief outline resume.

Peter

On Sun, Dec 17, 2023 at 3:42 PM Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

When all else fails pull out the emojis and insults (pppfft)

I'm sorry my 15-16 years in the field are not good enough for you.

You know nothing about construction. I'm not surprised you're confused.

Why don't you explain to me again why you went along with 24K worth of structural repairs to the T building only to change your tune when it was discovered that the problem might persist in other bay windows? You question my knowledge at the same time saying it's structural to the windows. Lol. My new red iron columns don't even touch the windows.

It's blatantly obvious you're feeling some type of way.

Sent from my iPhone

On Dec 17, 2023, at 6:16 PM, Adds Vags <ccondurache1990@icloud.com> wrote:

Thank you, Wayne, for the elaborate and sophisticated answer.

Your level of education and intelligence is really amazing to be able to write such a scholarly and articulate answer! At least a Master in English literature and Philosophy!

Your construction knowledge, skills and project management skills are as impressive as your penmanship. I admit, you are the perfect addition to the Wainberg- Vachon- Friedman team. Our community is in very capable hands now.

By the way, you are 52 now. Any particular skills and achievements for the last 20 years after you ended your highly technical construction position?

No need to answer, we know.



NOT A CERTIFIED COPY

from my face, and told Eliza to go F herself. You then lied to the police and tried to have me arrested based on threats I NEVER MADE.

Christian " Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields."

Answer I would be delighted to. I did shell construction from the age of 15 to about 31-32. My tasks were different depending on what type of crew I was working on. While on a tie beam crew I was tasked with shooting in the block to determine a straight line for which to run 2' rippers. I was tasked with tying steel cages with number 5,6 & 7 bars and hoops to be placed throughout the tie beam. I was tasked with running whalers and klets. I walked on whalers to pour the concrete into the beam while dropping straps, and skreeting the beam. The next day we would take wrecking bars, and strip all the plywood. After this step the roofers would come in and build any bearing walls, and the truss package shook out then craned up one by one. Of course, many hips were prepped on the ground first then flown. From here it's a lot of driving nails into straps that wrap around the tails. Running rat runs, dead wood, and T brace engineering on the trusses. Running fascia and laying plywood, Nailing off the roof, and poking shiners getting ready for inspection. After inspection there is usually some punch out to do.

On Sun, Dec 17, 2023 at 8:53 AM Adds Vags <ccondurache1990@icloud.com> wrote:

Wayne,

Please do not add insult to the injury.

I was 2' away from you on my left and 2' away from Laureen on my right.

We are not "rabble rousers" but legit owners in Atlantic Cloisters.

You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing.

You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening.

Are you calling me a liar in my face?

Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?

As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon?

Well, I do have a warm feeling that this trio plus James Wainberg are handling our construction projects.

And if EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS makes someone like you calling me a "rabble rouser", I will proudly accept it as a compliment and thank you for not calling me your associate.

Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields.

This will make the community probably more confident when you represent us at Eliza's table Association business meeting.

You screamed insults, by the way, in an extremely misogynistic way, naming sex acts and female reproductive organs in jail slang.

Vachon an Eliza Wainberg LIED to insure your loyalty- blind one. You might ask yourself some questions if you have some shreds of decency left. You are being used Shamelessly.

I remind all the concerned residents that are still in town that there will be a neighborhood meeting at 3PM at the swimming pool this Sunday afternoon.

Cristian Condurache
K-6

Sent from my iPad

On Dec 16, 2023, at 11:33 PM, Jay <jay@kennedycarpet.com> wrote:

Wayne ,

Why I showed up at the meeting is I was asked to attend because after 18 months of loyal service Pat finally realized that the The Wainbergs were not who he believed they were and that he now believes they do not represent the best interest of the community . Pat was convinced that he was going to ambushed at the meeting and wanted witnesses . Pat said when he left the clubhouse he was informed that he was on trial ! You see Pat was no longer useful in the quest for absolute power and control and was about be cast off in the same manor of Christian,Joe Assen, Ken Vizey and others .

There are at least 1/2 dozen very capable people with different opinions,who have resigned from the board due to the constant harassment and email bullying over the past 3 years .

That does not include the attacks 3 years ago on Therese Blake and Lauren Isaacson a door to door smear campaign followed up this summer with a phoney restoration meeting that turned into a roasting followed up by 2 scathing letters to all the owners of F . Building F now has 3 new voters and Ms Vachon was setting the tone for the election and you can be sure she didn't write those letters herself

Yes the police were called after the meeting was moved to Ms Vachons' apartment I agree you did not threaten Laureen but what you did do was to verbally assault her in the most vicious verbal assault I have ever witnessed on a woman from a man .You stood up pointed and screamed using the F word several times and pointed at Laureen and called her F—ing C—t .

Wayne your cavalier attitude over your behavior leads me to believe where you grew up this is acceptable ,but where I come from it is unacceptable .Women deserve to be treated with more respect.A board meeting should have been called and you should have been removed from all committees

All the people who were present are on this email and it is important to note that the policeman came back into the clubhouse and stated " The president told him when you entered the room Laureen verbal assaulted you and flipped you off "None of us in the clubhouse at that time witnessed any behavior like that .The fact that Ms Vachon and Eliza will condone this type of behavior is truly disturbing .Wayne you are being used as the newest intimidation weapon , at some point you will realize this .

If you are a man reading this how would you feel or what would you do if it was your wife or significant other assaulted in this manner?

If you are a women how would you feel what would you do ?

If this is the type of behavior now being accepted at AC how long till it turns to violence?

Peter now walks Laureen to her car carrying a baseball bat !

We need leaders who build positive community !

Where is our board and their response? ???

Is this what we can expect with Eliza and Johanne in charge ?

You must ask yourself why is the power so important to these people what is their true agenda ?

MERRY CHRISTMAS!

Jay Kennedy

L

On Dec 15, 2023, at 7:32 PM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Hello everyone,

What Vincent has called a despicable act of intimidation was me walking two General Contractors out of a sit down in Eliza's unit. It's NO different

than what he did this morning in front of my unit with Pat and a contractor. TBH how on G-D's green earth did he come to that conclusion?

When owners show up to a closed committee meeting with the sole intention of disruption and agitation, it's not right. Please stop pretending that this individual didn't insult me first after being asked to leave numerous times by both committee members, and the President. Everyone in this community knows we are discussing repairs to the Villas. If they were not there to disrupt, then please explain to me why one of the disruptors doesn't live in a Villa and already had his concrete restoration completed. I may drop dead tomorrow, but I wasn't born yesterday.

I didn't appreciate the police being called on me. I didn't appreciate the disruptors LYING to the police saying " He made threats " . Everyone who was there, and not lying through their teeth knows NO THREAT was made. Furthermore, of course I was 2 feet from this individual. We sat directly across the table from each other. I haven't measured the table we use in meetings, but I'm fairly certain the table measures about 2 feet in width.

Pat invited these rabble rousers to help him defend sexist and misogynist statements that he DID 100% make in regards to women being involved in concrete restoration. I'm not sure why he thought I would agree with him. I live with 3 women, and they're more than capable of being involved in ANY project.

This place has NEVER been peaceful due to the same handful of disruptors, and their endless tirades of false statements and email rants. No matter how many times you completely debunk their claims, it continues.

I am hopeful the T building can get the repairs done that it needs. However, we have not had a GC, Painter, or Stucco crew contracted. Point being, the statements made in regards to this community being destroyed are completely absurd. Just because someone gives us a price doesn't mean we are going to accept it. Everything with that type of scope has to be put to a vote.

Regards,

Wayne Friedman T5

On Fri, Dec 15, 2023 at 2:01 PM Vincent Massaro
<vincentmassaro1@gmail.com> wrote:

Thanks, Michael. As of today, my schedule can accommodate either evening or Saturday meeting.

Vincent Massaro

On Wed, Dec 13, 2023 at 1:09 PM Michael Brody
<acbuildingf@gmail.com> wrote:

Hello building representatives,

I am writing to request a meeting of the building representatives sometime during the week of January 8 in the new year. If interested, please indicate days that you will be unable to attend. Let's assume a 6:30 PM meeting time during a weekday or a 10 AM meeting time on Saturday, January 13th. If these times don't work please suggest alternative times.

Annual board elections give our community the opportunity to elect a governance body for our community. Elections of building representatives provides our buildings the opportunity to improve communication with our Board with a focus on each building's unique perspectives and priorities. Meetings of building representatives from all buildings enhances communication about common community goals and concerns while dispelling community rumors.

If there is enough interest to assemble a quorum (6 of 10 buildings) we can each suggest agenda items for the meeting. Hopefully all 10 buildings in our community of 84 will be able to attend. From my perspective agenda items could include:

- grills in North end of property
- landscaping, planting flowers specific to each building
- opinions about a bocce ball court/Adirondack chairs on common property
- opinions about special assessments to advance building specific projects

Thank you.

Respectfully,

Michael Brody F11

"May there be peace in our hearts, our homes, and in the world." May there be light in darkness always."

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Wayne Friedman <wayne.friedman@shipyourcarnow.com>

17 décembre 2023 à 22:18

À : "Peter M. Pani" <pmpani@gmail.com>

Cc : Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuilding@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <daveheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wt1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <ArcherNY@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>, Cristina Condurache <ccondurache@me.com>

Well then rocket scientist why did the engineer who pulled the original plans sign off saying it was structural? Why was this allowed to be charged to my entire building as such? Why was our building forced to fix said issue? I could have put a couple Mulbar where the red irons were and called it a day. BTW the old windows were not anchored to the Red Irons. Simply pulling back the flashing would tell you this. Not to mention Christian wrote emails stating it was structural. Unreal.

Obviously, you have no idea what I was speaking about if you think forming a tie beam, setting trusses, running fascia, and sheeting a roof is simply driving nails.

Of course I understand wind mitigation, uplift, and load bearing.

Anything else I can help you Batman?

Sent from my iPhone

On Dec 17, 2023, at 8:36 PM, Peter M. Pani <pmpani@gmail.com> wrote:

may i explain it for you please?

Structural engineering is slightly more difficult than hammering nails in plywood as you demonstrated in your level of experience you explained in your email. It has to do with wind pressure which was in the old days breaking the non hurricane windows. With the bullet proof glass the whole window would be blown into Ms Torres apartment if not ankerd solidly. Hemce you need a structural supporting mechanical support which was eroded in this case. Well well well understood or do you need some mathematics you mostlikle do not comprehend for explanation, way above elementary school level you schow in your brief outline resume.

Peter

On Sun, Dec 17, 2023 at 3:42 PM Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

When all else fails pull out the emojis and insults (pppftt)

I'm sorry my 15-16 years in the field are not good enough for you.

You know nothing about construction. I'm not surprised you're confused.

Why don't you explain to me again why you went along with 24K worth of structural repairs to the T building only to change your tune when it was discovered that the problem might persist in other bay windows? You question my knowledge at the same time saying it's structural to the windows. Lol. My new red iron columns don't even touch the windows.

It's blatantly obvious you're feeling some type of way.

Sent from my iPhone

On Dec 17, 2023, at 6:16 PM, Adds Vags <ccondurache1990@icloud.com> wrote:

Thank you, Wayne, for the elaborate and sophisticated answer.

Your level of education and intelligence is really amazing to be able to write such a scholarly and articulate answer! At least a Master in English literature and Philosophy!

Your construction knowledge, skills and project management skills are as impressive as your penmanship. I admit, you are the perfect addition to the Wainberg- Vachon- Friedman team. Our community is in very capable hands now.

By the way, you are 52 now. Any particular skills and achievements for the last 20 years after you ended your highly technical construction position?

No need to answer, we know.



On Dec 17, 2023, at 5:45 PM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Christian,

It's grossly apparent you have some type of vendetta against Johanne & Eliza. Please read below the answers to all your questions:

Christian " We are not "rabble rousers" but legit owners in Atlantic Cloisters. "

Answer This would be a case where two things are true at the same time.

Christian " Are you calling me a liar in my face? "

Answer Yes, this has already been established on numerous occasions. Why do you think you were voted off the board in disgrace?

Christian "Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?"

Answer I am willing to give him the benefit of the doubt, but meeting with GC's is not intimidation. So technically yes.

Christian " As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon? "

Answer Are we not permitted to sit down with a GC , and ask him some questions? When and if they give us a proposal we will inform the community, and post it on the portal. Are you arguing that we cannot inquire with a GC?

Christian " You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing. You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening"

Answer Again, the disruptors and agitators were asked to leave numerous times. I was then cut off, and insulted. After insults were hurled back and forth this person decided to wave her middle finger two feet from my face, and told Eliza to go F herself. You then lied to the police and tried to have me arrested based on threats I NEVER MADE.

Christian " Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields."

Answer I would be delighted to. I did shell construction from the age of 15 to about 31-32. My tasks were different depending on what type of crew I was working on. While on a tie beam crew I was tasked with shooting in the block to determine a straight line for which to run 2' rippers. I was tasked with tying steel cages with number 5,6 & 7 bars and hoops to be placed throughout the tie beam. I was tasked with running whalers and klets. I walked on whalers to pour the concrete into the beam while dropping straps, and skreeting the beam. The next day we would take wrecking bars, and strip all the plywood. After this step the roofers would come in and build any bearing walls, and the truss package shook out then craned up one by one. Of course, many hips were prepped on the ground first then flown. From here it's a lot of driving nails into straps that wrap around the tails. Running rat runs, dead wood, and T brace engineering on the trusses. Running fascia and laying plywood, Nailing off the roof, and poking shiners getting ready for inspection. After inspection there is usually some punch out to do.

On Sun, Dec 17, 2023 at 8:53 AM Adds Vags <ccondurache1990@icloud.com> wrote:

Wayne,
Please do not add insult to the injury.

I was 2' away from you on my left and 2' away from Laureen on my right.

We are not "rabble rousers" but legit owners in Atlantic Cloisters.

You jumped from your seat, arched your back lunging at Lauren, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing. You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening.

Are you calling me a liar in my face?

Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?

As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon?

Well, I do have a warm feeling that this trio plus James Wainberg are handling our construction projects.

And if EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS makes someone like you calling me a "rabble rouser", I will proudly accept it as a compliment and thank you for not calling me your associate.

Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields.

This will make the community probably more confident when you represent us at Eliza's table Association business meeting.

You screamed insults, by the way, in an extremely misogynistic way, naming sex acts and female reproductive organs in jail slang.

Vachon an Eliza Wainberg LIED to insure your loyalty- blind one. You might ask yourself some questions if you have some shreds of decency left. You are being used Shamelessly.

I remind all the concerned residents that are still in town that there will be a neighborhood meeting at 3PM at the swimming pool this Sunday afternoon.

Cristian Condurache
K-6

Sent from my iPad

On Dec 16, 2023, at 11:33 PM, Jay <jay@kennedycarpet.com> wrote:

Wayne ,

Why I showed up at the meeting is I was asked to attend because after 18 months of loyal service Pat finally realized that the The Wainbergs were not who he believed they were and that he now believes they do not represent the best interest of the community . Pat was convinced that he was going to ambushed at the meeting and wanted witnesses . Pat said when he left the clubhouse he was informed that he was on trial ! You see Pat was no longer useful in the quest for absolute power and control and was about be cast off in the same manor of Christian,Joe Assen, Ken Vizy and others .

There are at least 1/2 dozen very capable people with different opinions,who have resigned from the board due to the constant harassment and email bullying over the past 3 years .

That does not include the attacks 3 years ago on Therese Blake and Lauren Isaacson a door to door smear campaign followed up this summer with a phoney restoration meeting that turned into a roasting followed up by 2 scathing letters to all the owners of F . Building

F now has 3 new voters and Ms Vachon was setting the tone for the election and you can be sure she didn't write those letters herself

Yes the police were called after the meeting was moved to Ms Vachons' apartment I agree you did not threaten Lauren but what you did do was to verbally assault her in the most vicious verbal assault I have ever witnessed on a woman from a man .You stood up pointed and screamed using the F word several times and pointed at Lauren and called her F—ing C—t .

Wayne your cavalier attitude over your behavior leads me to believe where you grew up this is acceptable ,but where I come from it is unacceptable .Women deserve to be treated with more respect.A board meeting should have been called and you should have been removed from all committees

All the people who were present are on this email and it is important to note that the policeman came back into the clubhouse and stated " The president told him when you entered the room Lauren verbal assaulted you and flipped you off "None of us in the clubhouse at that time witnessed any behavior like that .The fact that Ms Vachon and Eliza will condone this type of behavior is truly disturbing .Wayne you are being used as the newest intimidation weapon , at some point you will realize this .

If you are a man reading this how would you feel or what would you do if it was your wife or significant other assaulted in this manner?

If you are a women how would you feel what would you do ?

If this is the type of behavior now being accepted at AC how long till it turns to violence?

Peter now walks Lauren to her car carrying a baseball bat !

We need leaders who build positive community !

Where is our board and their response? ???

Is this what we can expect with Eliza and Johanne in charge ?

You must ask yourself why is the power so important to these people what is their true agenda ?

MERRY CHRISTMAS!

Jay Kennedy

L

On Dec 15, 2023, at 7:32 PM, Wayne Friedman
<wayne.friedman@shipyourcarnow.com> wrote:

Hello everyone,

What Vincent has called a despicable act of intimidation was me walking two General Contractors out of a sit down in Eliza's unit. It's NO different than what he did this morning in front of my unit with Pat and a contractor. TBH how on G-D's green earth did he come to that conclusion?

When owners show up to a closed committee meeting with the sole intention of disruption and agitation, it's not right. Please stop pretending that this individual didn't insult me first after being asked to leave numerous times by both committee members , and the President. Everyone in this community knows we are discussing repairs to the Villas. If they were not there to disrupt, then please explain to me why one of the disruptors doesn't live in a Villa and already had his concrete restoration completed. I may drop dead tomorrow, but I wasn't born yesterday.

I didn't appreciate the police being called on me.I didn't appreciate the disruptors LYING to the police saying " He made threats " . Everyone who was there, and not lying through their teeth knows NO THREAT was made. Furthermore, of course I was 2 feet from this individual. We sat directly across the table from each other. I haven't measured the table we use in meetings, but I'm fairly certain the table measures about 2 feet in width.

Pat invited these rabble rousers to help him defend sexist and misogynist statements that he DID 100% make in regards to women being involved in concrete restoration. I'm not sure why he thought I would agree with him. I live with 3 women, and they're more than capable of being involved in ANY project.

This place has NEVER been peaceful due to the same handful of disruptors, and their endless tirades of false statements and email rants. No matter how many times you completely debunk their claims, it continues.

I am hopeful the T building can get the repairs done that it needs. However, we have not had a GC , Painter , or Stucco crew contracted. Point being, the statements made in regards to this community being destroyed are completely absurd. Just because someone gives us a price doesn't mean we are going to accept it. Everything with that type of scope has to be put to a vote.

Regards,

Wayne Friedman T5

On Fri, Dec 15, 2023 at 2:01 PM Vincent Massaro <vincentmassaro1@gmail.com> wrote:

Thanks, Michael. As of today, my schedule can accommodate either evening or Saturday meeting.

Vincent Massaro

On Wed, Dec 13, 2023 at 1:09 PM Michael Brody <acbuildingt@gmail.com> wrote:

Hello building representatives,

I am writing to request a meeting of the building representatives sometime during the week of January 8 in the new year. If interested, please indicate days that you will be unable to attend. Let's assume a 6:30 PM meeting time during a weekday or a 10 AM meeting time on Saturday, January 13th. If these times don't work please suggest alternative times.

Annual board elections give our community the opportunity to elect a governance body for our community. Elections of building representatives provides our buildings the opportunity to improve communication with our Board with a focus on each building's unique perspectives and priorities. Meetings of building representatives from all buildings enhances communication about common community goals and concerns while dispelling community rumors.

If there is enough interest to assemble a quorum (6 of 10 buildings) we can each suggest agenda items for the meeting. Hopefully all 10 buildings in our community of 84 will be able to attend. From my perspective agenda items could include:

- grills in North end of property
- landscaping, planting flowers specific to each building
- opinions about a bocce ball court/Adirondack chairs on common property
- opinions about special assessments to advance building specific projects

Thank you.

Respectfully,

Michael Brody F11

"May there be peace in our hearts, our homes, and in the world." May there be light in darkness always."

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>.

This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is

strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Peter M. Pani <pmpani@gmail.com>

17 décembre 2023 à 22:32

À : Wayne Friedman <wayne.friedman@shipyourcarnow.com>

Cc : Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjmarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY

<ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <ArcherNY@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>, Cristina Condurache <ccondurache@me.com>

Thank you mister they have told you all. How many patents do you have to your name?
Might be able to compete ? Are you ? Or should I call you hammer nails in all?
Peter

On Sun, Dec 17, 2023 at 7:19 PM Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Well then rocket scientist why did the engineer who pulled the original plans sign off saying it was structural? Why was this allowed to be charged to my entire building as such? Why was our building forced to fix said issue? I could have put a couple Mulbar where the red irons were and called it a day. BTW the old windows were not anchored to the Red Irons. Simply pulling back the flashing would tell you this. Not to mention Christian wrote emails stating it was structural. Unreal.

Obviously, you have no idea what I was speaking about if you think forming a tie beam, setting trusses , running fascia, and sheeting a roof is simply driving nails.

Of course I understand wind mitigation, uplift, and load bearing.

Anything else I can help you Batman?

Sent from my iPhone

On Dec 17, 2023, at 8:36 PM, Peter M. Pani <pmpani@gmail.com> wrote:

may i explain it for you please?

Structural engineering is slightly more difficult than hammering nails in plywood as you demonstrated in your level of experience you explained in your email.

It has to do with wind pressure which was in the old days breaking the non hurricane windows. With the bullet proof glass the whole window would be blown into Ms Torres apartment if not ankerd solidly. Hence you need a structural supporting mechanical support which was eroded in this case. Well well well understood or do you need some mathematics you mostlikle do not comprehend for explanation, way above elementary school level you schow in your brief outline resume.

Peter

On Sun, Dec 17, 2023 at 3:42 PM Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

When all else fails pull out the emojis and insults (pppftt)

I'm sorry my 15-16 years in the field are not good enough for you.

You know nothing about construction. I'm not surprised you're confused.

Why don't you explain to me again why you went along with 24K worth of structural repairs to the T building only to change your tune when it was discovered that the problem might persist in other bay windows? You question my knowledge at the same time saying it's structural to the windows. Lol. My new red iron columns don't even touch the windows.

It's blatantly obvious you're feeling some type of way.

Sent from my iPhone

On Dec 17, 2023, at 6:16 PM, Adds Vags <ccondurache1990@icloud.com> wrote:

Thank you, Wayne, for the elaborate and sophisticated answer.

Your level of education and intelligence is really amazing to be able to write such a scholarly and articulate answer! At least a Master in English literature and Philosophy!

Your construction knowledge, skills and project management skills are as impressive as your penmanship. I admit, you are the perfect addition to the Wainberg- Vachon- Friedman team. Our community is in very capable hands now.

By the way, you are 52 now. Any particular skills and achievements for the last 20 years after you ended your highly technical construction position?

No need to answer, we know.



NOT A CERTIFIED COPY

Answer I would be delighted to. I did shell construction from the age of 15 to about 31-32. My tasks were different depending on what type of crew I was working on. While on a tie beam crew I was tasked with shooting in the block to determine a straight line for which to run 2' rippers. I was tasked with tying steel cages with number 5,6 & 7 bars and hoops to be placed throughout the tie beam. I was tasked with running whalers and klets. I walked on whalers to pour the concrete into the beam while dropping straps, and skreeting the beam. The next day we would take wrecking bars, and strip all the plywood. After this step the roofers would come in and build any bearing walls, and the truss package shook out then craned up one by one. Of course, many hips were prepped on the ground first then flown. From here it's a lot of driving nails into straps that wrap around the tails. Running rat runs, dead wood, and T brace engineering on the trusses. Running fascia and laying plywood, Nailing off the roof, and poking shiners getting ready for inspection. After inspection there is usually some punch out to do.

On Sun, Dec 17, 2023 at 8:53 AM Adds Vags <ccondurache1990@icloud.com> wrote:

Wayne,

Please do not add insult to the injury.

I was 2' away from you on my left and 2' away from Laureen on my right.

We are not "rabble rousers" but legit owners in Atlantic Cloisters.

You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing.

You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening.

Are you calling me a liar in my face?

Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?

As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon?

Well, I do have a warm feeling that this trio plus James Wainberg are handling our construction projects.

And if EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS makes someone like you calling me a "rabble rouser", I will proudly accept it as a compliment and thank you for not calling me your associate.

Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields.

This will make the community probably more confident when you represent us at Eliza's table Association business meeting.

You screamed insults, by the way, in an extremely misogynistic way, naming sex acts and female reproductive organs in jail slang.

Vachon an Eliza Wainberg LIED to insure your loyalty- blind one. You might ask yourself some questions if you have some shreds of decency left. You are being used Shamelessly.

I remind all the concerned residents that are still in town that there will be a neighborhood meeting at 3PM at the swimming pool this Sunday afternoon.

Cristian Condurache
K-6

Sent from my iPad

On Dec 16, 2023, at 11:33 PM, Jay <jay@kennedycarpet.com> wrote:

Wayne ,

Why I showed up at the meeting is I was asked to attend because after 18 months of loyal service Pat finally realized that the The Wainbergs were not who he believed they were and that he now believes they do not represent the best interest of the community . Pat was convinced that he was going to be ambushed at the meeting and wanted witnesses . Pat said when he left the clubhouse he was informed that he was on trial !

You see Pat was no longer useful in the quest for absolute power and control and was about to be cast off in the same manor of Christian,Joe Assen, Ken Vizey and others .

There are at least 1/2 dozen very capable people with different opinions,who have resigned from the board due to the constant harassment and email bullying over the past 3 years .

That does not include the attacks 3 years ago on Therese Blake and Lauren Isaacson a door to door smear campaign followed up this summer with a phoney restoration meeting that turned into a roasting followed up by 2 scathing letters to all the owners of F . Building F now has 3 new voters and Ms Vachon was setting the tone for the election and you can be sure she didn't write those letters herself

Yes the police were called after the meeting was moved to Ms Vachons' apartment I agree you did not threaten Laureen but what you did do was to verbally assault her in the most vicious verbal assault I have ever witnessed on a woman from a man . You stood up pointed and screamed using the F word several times and pointed at Laureen and called her F—ing C—t .

Wayne your cavalier attitude over your behavior leads me to believe where you grew up this is acceptable ,but where I come from it is unacceptable .Women deserve to be treated with more respect.A board meeting should have been called and you should have been removed from all committees

All the people who were present are on this email and it is important to note that the policeman came back into the clubhouse and stated " The president told him when you entered the room Laureen verbal assaulted you and flipped you off "None of us in the clubhouse at that time witnessed any behavior like that .The fact that Ms Vachon and Eliza will condone this type of behavior is truly disturbing .Wayne you are being used as the newest intimidation weapon , at some point you will realize this .

If you are a man reading this how would you feel or what would you do if it was your wife or significant other assaulted in this manner?

If you are a women how would you feel what would you do ?

If this is the type of behavior now being accepted at AC how long till it turns to violence?

Peter now walks Laureen to her car carrying a baseball bat !

We need leaders who build positive community !

Where is our board and their response? ???

Is this what we can expect with Eliza and Johanne in charge ?

You must ask yourself why is the power so important to these people what is their true agenda ?

MERRY CHRISTMAS!

Jay Kennedy

L

On Dec 15, 2023, at 7:32 PM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Hello everyone,

What Vincent has called a despicable act of intimidation was me walking two General Contractors out of a sit down in Eliza's unit. It's NO different than what he did this morning in front of my unit with Pat and a contractor. TBH how on G-D's green earth did he come to that conclusion?

When owners show up to a closed committee meeting with the sole intention of disruption and agitation, it's not right. Please stop pretending that this individual didn't insult me first after being asked to leave numerous times by both committee members, and the President. Everyone in this community knows we are discussing repairs to the Villas. If they were not there to disrupt, then please explain to me why one of the disruptors doesn't live in a Villa and already had his concrete restoration completed. I may drop dead tomorrow, but I wasn't born yesterday.

I didn't appreciate the police being called on me. I didn't appreciate the disruptors LYING to the police saying " He made threats ". Everyone who was there, and not lying through their teeth knows NO THREAT was made. Furthermore, of course I was 2 feet from this individual. We sat directly across the table from each other. I haven't measured the table we use in meetings, but I'm fairly certain the table measures about 2 feet in width.

Pat invited these rabble rousers to help him defend sexist and misogynist statements that he DID 100% make in regards to women being involved in concrete restoration. I'm not sure why he thought I would agree with him. I live with 3 women, and they're more than capable of being involved in ANY project.

This place has NEVER been peaceful due to the same handful of disruptors, and their endless tirades of false statements and email rants. No matter how many times you completely debunk their claims, it continues.

I am hopeful the T building can get the repairs done that it needs. However, we have not had a GC, Painter, or Stucco crew contracted. Point being, the statements made in regards to this community being destroyed are completely absurd. Just because someone gives us a price doesn't mean we are going to accept it. Everything with that type of scope has to be put to a vote.

Regards,

Wayne Friedman T5

On Fri, Dec 15, 2023 at 2:01 PM Vincent Massaro <vincentmassaro1@gmail.com> wrote:

Thanks, Michael. As of today, my schedule can accommodate either evening or Saturday meeting.

Vincent Massaro

On Wed, Dec 13, 2023 at 1:09 PM Michael Brody <acbuildingf@gmail.com> wrote:

Hello building representatives,

I am writing to request a meeting of the building representatives sometime during the week of January 8 in the new year. If interested, please indicate days that you will be unable to attend. Let's assume a 6:30 PM meeting time during a weekday or a 10 AM meeting time on Saturday, January 13th. If these times don't work please suggest alternative times.

Annual board elections give our community the opportunity to elect a governance body for our community. Elections of building representatives provides our buildings the opportunity to improve communication with our Board with a focus on each building's unique perspectives and priorities. Meetings of building representatives from all buildings enhances communication about common community goals and concerns while dispelling community rumors.

If there is enough interest to assemble a quorum (6 of 10 buildings) we can each suggest agenda items for the meeting. Hopefully all 10 buildings in our community of 84 will be able to attend. From my perspective agenda items could include:

- grills in North end of property
- landscaping, planting flowers specific to each building
- opinions about a bocce ball court/Adirondack chairs on common property
- opinions about special assessments to advance building specific projects

Thank you.

Respectfully,

Michael Brody F11

"May there be peace in our hearts, our homes, and in the world." May there be light in darkness always."

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>.

This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave

Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Peter M. Pani <pmpani@gmail.com>

17 décembre 2023 à 22:38

À : Wayne Friedman <wayne.friedman@shipyourcarnow.com>

Cc : Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, mariajang50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <ArcherNY@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>, Cristina Condurache <ccondurache@me.com>

Are you a rocket man ?

On Sun, Dec 17, 2023 at 7:32 PM Peter M. Pani <pmpani@gmail.com> wrote:

Thank you mister they have told you all. How many patents do you have to your name?
Might be able to compete ? Are you ? Or should I call you hammer nails in all?
Peter

On Sun, Dec 17, 2023 at 7:19 PM Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Well then rocket scientist why did the engineer who pulled the original plans sign off saying it was structural? Why was this allowed to be charged to my entire building as such? Why was our building forced to fix said issue? I could have put a couple Mulbar where the red irons were and called it a day. BTW the old windows were not anchored to the Red Irons. Simply pulling back the flashing would tell you this. Not to mention Christian wrote emails stating it was structural. Unreal.

Obviously, you have no idea what I was speaking about if you think forming a tie beam, setting trusses , running facia, and sheeting a roof is simply driving nails.

Of course I understand wind mitigation, uplift, and load bearing.

Anything else I can help you Batman?

Sent from my iPhone

On Dec 17, 2023, at 8:36 PM, Peter M. Pani <pmpani@gmail.com> wrote:

may i explain it for you please?

Structural engineering is slightly more difficult than hammering nails in plywood as you demonstrated in your level of experience you explained in your email.

It has to do with wind pressure which was in the old days breaking the non hurricane windows. With the bullet proof glass the whole window would be blown into Ms Torres apartment if not ankerd solidly. Hencce you need a structural supporting mechanical support which was eroded in this case. Well well well understood or do you need some mathematics you mostlikle do not comprehend for explanation, way above elementary school level you schow in your brief outline resume.

Peter

On Sun, Dec 17, 2023 at 3:42 PM Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

When all else fails pull out the emojis and insults (pppftt)

I'm sorry my 15-16 years in the field are not good enough for you.

You know nothing about construction. I'm not surprised you're confused.

Why don't you explain to me again why you went along with 24K worth of structural repairs to the T building only to change your tune when it was discovered that the problem might persist in other bay windows? You question my knowledge at the same time saying it's structural to the windows. Lol. My new red iron columns don't even touch the windows.

It's blatantly obvious you're feeling sone type of way.

Sent from my iPhone

On Dec 17, 2023, at 6:16 PM, Adds Vags <ccondurache1990@icloud.com> wrote:

Thank you, Wayne, for the elaborate and sophisticated answer.

Your level of education and intelligence is really amazing to be able to write such a scholarly and articulate answer! At least a Master in English literature and Philosophy!

Your construction knowledge, skills and project management skills are as impressive as your penmanship. I admit, you are the perfect addition to the Wainberg- Vachon- Friedman team. Our community is in very capable hands now.

By the way, you are 52 now. Any particular skills and achievements for the last 20 years after you ended your highly technical construction position?

No need to answer, we know.

Christian " We are not "rabble rousers" but legit owners in Atlantic Cloisters. "

Answer This would be a case where two things are true at the same time.

Christian " Are you calling me a liar in my face? "

Answer Yes, this has already been established on numerous occasions. Why do you think you were voted off the board in disgrace?

Christian "Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?"

Answer I am willing to give him the benefit of the doubt, but meeting with GC's is not intimidation. So technically yes.

Christian " As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon? "

Answer Are we not permitted to sit down with a GC , and ask him some questions? When and if they give us a proposal we will inform the community, and post it on the portal. Are you arguing that we cannot inquire with a GC?

Christian " You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing. You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening"

Answer Again, the disruptors and agitators were asked to leave numerous times. I was then cut off, and insulted. After insults were hurled back and forth this person decided to wave her middle finger two feet from my face, and told Eliza to go F herself. You then lied to the police and tried to have me arrested based on threats I NEVER MADE.

Christian " Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields."

Answer I would be delighted to. I did shell construction from the age of 15 to about 31-32. My tasks were different depending on what type of crew I was working on. While on a tie beam crew I was tasked with shooting in the block to determine a straight line for which to run 2' rippers. I was tasked with tying steel cages with number 5,6 & 7 bars and hoops to be placed throughout the tie beam. I was tasked with running whalers and klets. I walked on whalers to pour the concrete into the beam while dropping straps, and skreeting the beam. The next day we would take wrecking bars, and strip all the plywood. After this step the roofers would come in and build any bearing walls, and the truss package shook out then craned up one by one. Of course, many hips were prepped on the ground first then flown. From here it's a lot of driving nails into straps that wrap around the tails. Running rat runs, dead wood, and T brace engineering on the trusses. Running fascia and laying plywood, Nailing off the roof, and poking shiners getting ready for inspection. After inspection there is usually some punch out to do.

On Sun, Dec 17, 2023 at 8:53 AM Adds Vags <ccondurache1990@icloud.com> wrote:

Wayne,
Please do not add insult to the injury.

I was 2' away from you on my left and 2' away from Laureen on my right.

We are not "rabble rousers" but legit owners in Atlantic Cloisters.

You jumped from your seat, arched your back lunging at Laureen, pointed your finger 10" from her nose and screaming from the top of your lungs, accused her of calling the Police on you in 2016 on alleged drug dealing. You screamed in her face calling her "a f***ing c***nt" repeatedly and the body language was very threatening.

Are you calling me a liar in my face?

Are you also calling Vince Massaro, a resident of over 25 years of AC, a liar?

As you candidly admitted, you were exiting the L building after meeting with 2 GC's at Eliza's kitchen table. Seriously? This where Association business is conducted now, by you, Eliza and Vachon?

Well, I do have a warm feeling that this trio plus James Wainberg are handling our construction projects.

And if EXPOSING THE LIES AND DECEIT OF VACHON AND THE WAINBERGS makes someone like you calling me a "rabble rouser", I will proudly accept it as a compliment and thank you for not calling me your associate.

Wayne, as you seem so intimately involved in negotiations of scope of work and contracts with GC's, maybe it is time to share with the community your experience, credentials and achievements in related fields.

This will make the community probably more confident when you represent us at Eliza's table Association business meeting.

You screamed insults, by the way, in an extremely misogynistic way, naming sex acts and female reproductive organs in jail slang.

Vachon and Eliza Wainberg LIED to insure your loyalty- blind one. You might ask yourself some questions if you have some shreds of decency left. You are being used Shamelessly.

I remind all the concerned residents that are still in town that there will be a neighborhood meeting at 3PM at the swimming pool this Sunday afternoon.

Cristian Condurache
K-6

Sent from my iPad

On Dec 16, 2023, at 11:33 PM, Jay <jay@kennedycarpet.com> wrote:

Wayne ,
Why I showed up at the meeting is I was asked to attend because after 18 months of loyal service Pat finally realized that the The Wainbergs were not who he believed they were and that he now believes they do not represent the best interest of the community . Pat was convinced that he was going to ambushed at the meeting and wanted witnesses . Pat said when he left the clubhouse he was informed that he was on trial !

You see Pat was no longer useful in the quest for absolute power and control and was about be cast off in the same manor of Christian, Joe Assen, Ken Vizo and others .

There are at least 1/2 dozen very capable people with different opinions, who have resigned from the board due to the constant harassment and email bullying over the past 3 years .

That does not include the attacks 3 years ago on Therese Blake and Lauren Isaacson a door to door smear campaign followed up this summer with a phoney restoration meeting that turned into a roasting followed up by 2 scathing letters to all the owners of F . Building F now has 3 new voters and Ms Vachon was setting the tone for the election and you can be sure she didn't write those letters herself

Yes the police were called after the meeting was moved to Ms Vachons' apartment I agree you did not threaten Lauren but what you did do was to verbally assault her in the most vicious verbal assault I have ever witnessed on a woman from a man . You stood up pointed and

screamed using the F word several times and pointed at Lauren and called her F—ing C—t .

Wayne your cavalier attitude over your behavior leads me to believe where you grew up this is acceptable ,but where I come from it is unacceptable .Women deserve to be treated with more respect.A board meeting should have been called and you should have been removed from all committees

All the people who were present are on this email and it is important to note that the policeman came back into the clubhouse and stated " The president told him when you entered the room Lauren verbal assaulted you and flipped you off "None of us in the clubhouse at that time witnessed any behavior like that .The fact that Ms Vachon and Eliza will condone this type of behavior is truly disturbing .Wayne you are being used as the newest intimidation weapon , at some point you will realize this .

If you are a man reading this how would you feel or what would you do if it was your wife or significant other assaulted in this manner?

If you are a women how would you feel what would you do ?

If this is the type of behavior now being accepted at AC how long till it turns to violence?

Peter now walks Lauren to her car carrying a baseball bat !

We need leaders who build positive community !

Where is our board and their response? ???

Is this what we can expect with Eliza and Johanne in charge ?

You must ask yourself why is the power so important to these people what is their true agenda ?

MERRY CHRISTMAS!

Jay Kennedy

L

On Dec 15, 2023, at 7:32 PM, Wayne Friedman
<wayne.friedman@shipyourcarnow.com> wrote:

Hello everyone,

What Vincent has called a despicable act of intimidation was me walking two General Contractors out of a sit down in Eliza's unit. It's NO different than what he did this morning in front of my unit with Pat and a contractor. TBH how on G-D's green earth did he come to that conclusion?

When owners show up to a closed committee meeting with the sole intention of disruption and agitation, it's not right. Please stop pretending that this individual didn't insult me first after being asked to leave numerous times by both committee members , and the President. Everyone in this community knows we are discussing repairs to the Villas. If they were not there to disrupt, then please explain to me why one of the disruptors doesn't live in a Villa and already had his concrete restoration completed. I may drop dead tomorrow, but I wasn't born yesterday.

I didn't appreciate the police being called on me.I didn't appreciate the disruptors LYING to the police saying " He made threats " . Everyone who was there, and not lying through their teeth knows NO THREAT was made. Furthermore, of course I was 2 feet from this individual. We sat directly across the table from each other. I haven't measured the table we use in meetings, but I'm fairly certain the table measures about 2 feet in width.

Pat invited these rabble rousers to help him defend sexist and misogynist statements that he DID 100% make in regards to women being involved in concrete restoration.

I'm not sure why he thought I would agree with him. I live with 3 women, and they're more than capable of being involved in ANY project.

This place has NEVER been peaceful due to the same handful of disruptors, and their endless tirades of false statements and email rants. No matter how many times you completely debunk their claims, it continues.

I am hopeful the T building can get the repairs done that it needs. However, we have not had a GC , Painter , or Stucco crew contracted. Point being, the statements made in regards to this community being destroyed are completely absurd. Just because someone gives us a price doesn't mean we are going to accept it. Everything with that type of scope has to be put to a vote.

Regards,

Wayne Friedman T5

On Fri, Dec 15, 2023 at 2:01 PM Vincent Massaro <vincentmassaro1@gmail.com> wrote:

Thanks, Michael. As of today, my schedule can accommodate either evening or Saturday meeting.

Vincent Massaro

On Wed, Dec 13, 2023 at 1:09 PM Michael Brody <acbuildingf@gmail.com> wrote:

Hello building representatives,

I am writing to request a meeting of the building representatives sometime during the week of January 8 in the new year. If interested, please indicate days that you will be unable to attend. Let's assume a 6:30 PM meeting time during a weekday or a 10 AM meeting time on Saturday, January 13th. If these times don't work please suggest alternative times.

Annual board elections give our community the opportunity to elect a governance body for our community. Elections of building representatives provides our buildings the opportunity to improve communication with our Board with a focus on each building's unique perspectives and priorities. Meetings of building representatives from all buildings enhances communication about common community goals and concerns while dispelling community rumors.

If there is enough interest to assemble a quorum (6 of 10 buildings) we can each suggest agenda items for the meeting. Hopefully all 10 buildings in our community of 84 will be able to attend. From my perspective agenda items could include:

- grills in North end of property

- landscaping, planting flowers specific to each building
- opinions about a bocce ball court/Adirondack chairs on common property
- opinions about special assessments to advance building specific projects

Thank you.

Respectfully,

Michael Brody F11

"May there be peace in our hearts, our homes, and in the world." May there be light in darkness always."

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>.

This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

**Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432**

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Cristina Condurache <ccondurache@me.com>

17 décembre 2023 à 22:39

À : "Peter M. Pani" <pmpani@gmail.com>

Cc : Wayne Friedman <wayne.friedman@shipyourcarnow.com>, Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, mariaiaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie

Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

Peter M. Pani <pmpani@gmail.com>

17 décembre 2023 à 23:02

À : Cristina Condurache <ccondurache@me.com>

Cc : Wayne Friedman <wayne.friedman@shipyourcarnow.com>, Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamararian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Should i say Mr hammer it all calling me INSULTING rocket man. Are you Mr space luney!
Maybe you need to be able to do simple mathematics, not just insulting and intimidating women.

On Sun, Dec 17, 2023 at 7:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

Peter M. Pani <pmpani@gmail.com>

17 décembre 2023 à 23:05

À : Cristina Condurache <ccondurache@me.com>

Cc : Wayne Friedman <wayne.friedman@shipyourcarnow.com>, Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamararian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Should i say Mr hammer it all calling me INSULTING rocket man. Are you Mr space luney!
Maybe you need to be able to do simple mathematics, not just insulting and intimidating women.

On Sun, Dec 17, 2023 at 8:02 PM Peter M. Pani <pmpani@gmail.com> wrote:

Should i say Mr hammer it all calling me INSULTING rocket man. Are you Mr space luney!
Maybe you need to be able to do simple mathematics, not just insulting and intimidating women.

On Sun, Dec 17, 2023 at 7:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

Peter M. Pani <pmpani@gmail.com>

17 décembre 2023 à 23:25

À : Cristina Condurache <ccondurache@me.com>

Cc : Wayne Friedman <wayne.friedman@shipyourcarnow.com>, Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, Lenahan

<laureenlenahan@gmail.com>, marialaing50@gmail.com, Markarian <tarjamarkarian@yahoo.com>, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

space

On Sun, Dec 17, 2023, 20:05 Peter M. Pani <pmpani@gmail.com> wrote:

Should i say Mr hammer it all calling me INSULTING rocket man. Are you Mr space luney!
Maybe you need to be able to do simple mathematics, not just insulting and intimidating women.

On Sun, Dec 17, 2023 at 8:02 PM Peter M. Pani <pmpani@gmail.com> wrote:

Should i say Mr hammer it all calling me INSULTING rocket man. Are you Mr space luney!
Maybe you need to be able to do simple mathematics, not just insulting and intimidating women.

On Sun, Dec 17, 2023 at 7:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

Peter M. Pani <pmpani@gmail.com>

17 décembre 2023 à 23:51

À : Cristina Condurache <ccondurache@me.com>

Cc : Wayne Friedman <wayne.friedman@shipyourcarnow.com>, Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, Lenahan <laureenlenahan@gmail.com>, marialaing50@gmail.com, Markarian <tarjamarkarian@yahoo.com>, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

On Sun, Dec 17, 2023, 20:25 Peter M. Pani <pmpani@gmail.com> wrote:

space

On Sun, Dec 17, 2023, 20:05 Peter M. Pani <pmpani@gmail.com> wrote:

Should i say Mr hammer it all calling me INSULTING rocket man. Are you Mr space luney!
Maybe you need to be able to do simple mathematics, not just insulting and intimidating women.

On Sun, Dec 17, 2023 at 8:02 PM Peter M. Pani <pmpani@gmail.com> wrote:

Should i say Mr hammer it all calling me INSULTING rocket man. Are you Mr space luney!
Maybe you need to be able to do simple mathematics, not just insulting and intimidating women.

On Sun, Dec 17, 2023 at 7:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

Peter M. Pani <pmpani@gmail.com>

17 décembre 2023 à 23:56

À : Cristina Condurache <ccondurache@me.com>

Cc : Wayne Friedman <wayne.friedman@shipyourcarnow.com>, Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, Lenahan <laureenlenahan@gmail.com>, marialaing50@gmail.com, Markarian <tarjamarkarian@yahoo.com>, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Mr call me Rocket 🚀

NOT A CERTIFIED COPY

What we will do- unless anyone has any comment or different opinion:

- Go ahead with the \$12,000 quote- it is the company that will replace the windows. This way, no extra cost for removing/disposal.
- They can coordinate with the City the permits need and also the repair with the installation- thus cutting cost.
- It is by far the cheapest quote- probably for the reasons above.

So, please let me know what you think so we can give them the green light for applying for the permits.

Meanwhile, we start the assessment process for the building T. By the time we get the permit, the money should be collected and the job can start.

Best regards,

Cristian

On Sun, Dec 17, 2023 at 10:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Cristina Condurache <ccondurache@me.com>

18 décembre 2023 à 08:40

À : Wayne Friedman <wayne.friedman@shipyourcarnow.com>

Cc : "Peter M. Pani" <pmpani@gmail.com>, Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuilding@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Thank you, Wayne!

This means that the windows are part of a structure, and not that the windows are holding the building not to collapse.

Hoping this clarifies this situation.

Cristina

On Dec 18, 2023, at 8:14 AM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Here you go.. I have many more as well.

On Friday, September 24, 2021, 10:56:55 AM EDT, christian condurache <ccondurache@hotmail.com> wrote:

Dear Board directors,

Please see attached the bids for the T building structural issue found in T-5.

- This is a structural- so building issue, Would have been addressed, if found, with the concrete restoration.
- The removal and disposal of the old windows and shutters is the owner's responsibility.
- We received 3 quotes based on the manual put together by Karins.

What we will do- unless anyone has any comment or different opinion:

- Go ahead with the \$12,000 quote- it is the company that will replace the windows. This way, no extra cost for removing/disposal.
- They can coordinate with the City the permits need and also the repair with the installation- thus cutting cost.
- It is by far the cheapest quote- probably for the reasons above.

So, please let me know what you think so we can give them the green light for applying for the permits.

Meanwhile, we start the assessment process for the building T. By the time we get the permit, the money should be collected and the job can start.

Best regards,

Cristian

On Sun, Dec 17, 2023 at 10:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

À : Wayne Friedman <wayne.friedman@shipyourcarnow.com>

Cc : Cristina Condurache <ccondurache@me.com>, "Peter M. Pani" <pmpani@gmail.com>, Jay <jay@kennedycarpets.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

First of all, I hope that all the community understands that Eliza Wainberg is writing Wayne's emails.

Eliza has a history of dirty attacks, lies and misrepresentation using other people and writing as it was them.

Second, this is taken fully out of context.

It was structural not as supportive of the building (2 tiny iron bars to hold a concrete plate is a ridiculous concept).

It was defined structural as part of the building structure, holding the bay windows in place against wind pressure.

They were replaced BEFORE the impact windows installation as they were needed to hold the windows in place.

They were defined STRUCTURAL as part of the building, so responsibility of the limited common, not part of the windows- owner responsibility.

I think I made it clear in my e-mail that Eliza Wainberg forwarded below on behalf of Wayne Friedman.

If there was a potential issue endangering the community, the engineers would have raised the alarm and recommended that all bay windows are checked.

It was not.

It is very suspicious why James and Eliza Wainberg are distorting this simple repair to make it a big issue for the community.

Why do they want to remove your windows that were inspected and approved by the City of Boca Raton?

I repeat- structural as part of the building structure, like hand rails.

Misinformation, lies and deceit follow closely the Wainbergs, Vachon and their instruments.

Best regards,

Cristian S. Condurache

On Dec 18, 2023, at 8:14 AM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Here you go. I have many more as well.

On Friday, September 24, 2021, 10:56:55 AM EDT, christian condurache <ccondurache@hotmail.com> wrote:

Dear Board directors,

Please see attached the bids for the T building structural issue found in T-5.

- This is a structural- so building issue, Would have been addressed, if found, with the concrete restoration.
- The removal and disposal of the old windows and shutters is the owner's responsibility.
- We received 3 quotes based on the manual put together by Karins.

What we will do- unless anyone has any comment or different opinion:

- Go ahead with the \$12,000 quote- it is the company that will replace the windows. This way, no extra cost for removing/disposal.
- They can coordinate with the City the permits need and also the repair with the installation- thus cutting cost.
- It is by far the cheapest quote- probably for the reasons above.

So, please let me know what you think so we can give them the green light for applying for the permits.

Meanwhile, we start the assessment process for the building T. By the time we get the permit, the money should be collected and the job can start.

Best regards,

Cristian

On Sun, Dec 17, 2023 at 10:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Ron McCarthy <ronmccarthy20@icloud.com>

18 décembre 2023 à 09:19

À : Adds Vags <ccondurache1990@icloud.com>

Cc : Wayne Friedman <wayne.friedman@shipyourcarnow.com>, Cristina Condurache <ccondurache@me.com>, "Peter M. Pani" <pmpani@gmail.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, Sharon Rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Good morning!

Can we take a break from the back and forth emails?

I know that I can't stop the emails but I am hoping that all of you can take a break from sending them today.

I am new here and I am trying to "keep the peace" in our community and move forward as we approach a time period that will require a lot of planning and communal cooperation.

Thanks so much....

Make it a great day,
Ron McCarthy

On Dec 18, 2023, at 8:58 AM, Adds Vags <ccondurache1990@icloud.com> wrote:

First of all, I hope that all the community understands that Eliza Wainberg is writing Wayne's emails.

Eliza has a history of dirty attacks, lies and misrepresentation using other people and writing as it was them.

Second, this is taken fully out of context.

It was structural not as supportive of the building (2 tiny iron bars to hold a concrete plate is a ridiculous concept).

It was defined structural as part of the building structure, holding the bay windows in place against wind pressure.

They were replaced BEFORE the impact windows installation as they were needed to hold the windows in place.

They were defined STRUCTURAL as part of the building, so responsibility of the limited common, not part of the windows- owner responsibility.

I think I made it clear in my e-mail that Eliza Wainberg forwarded below on behalf of Wayne Friedman.

If there was a potential issue endangering the community, the engineers would have raised the alarm and recommended that all bay windows are checked.

It was not.

It is very suspicious why James and Eliza Wainberg are distorting this simple repair to make it a big issue for the community.

Why do they want to remove your windows that were inspected and approved by the City of Boca Raton?

I repeat- structural as part of the building structure, like hand rails.

Misinformation, lies and deceit follow closely the Wainbergs, Vachon and their instruments.

Best regards,

Cristian S. Condurache

On Dec 18, 2023, at 8:14 AM, Wayne Friedman <wayne.friedman@shipyourcamow.com> wrote:

Here you go.. I have many more as well.

On Friday, September 24, 2021, 10:56:55 AM EDT, christian condurache <ccondurache@hotmail.com> wrote:

Dear Board directors,

Please see attached the bids for the T building structural issue found in T-5.

- This is a structural- so building issue, Would have been addressed, if found, with the concrete restoration.
- The removal and disposal of the old windows and shutters is the owner's responsibility.
- We received 3 quotes based on the manual put together by Karins.

What we will do- unless anyone has any comment or different opinion:

- Go ahead with the \$12,000 quote- it is the company that will replace the windows. This way, no extra cost for removing/disposal.

- They can coordinate with the City the permits need and also the repair with the installation- thus cutting cost.
- It is by far the cheapest quote- probably for the reasons above.

So, please let me know what you think so we can give them the green light for applying for the permits.

Meanwhile, we start the assessment process for the building T. By the time we get the permit, the money should be collected and the job can start.

Best regards,

Cristian

On Sun, Dec 17, 2023 at 10:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Peter M. Pani <pmpani@gmail.com>

18 décembre 2023 à 10:24

À : Ron McCarthy <ronmccarthy20@icloud.com>

Cc : Adds Vags <ccondurache1990@icloud.com>, Wayne Friedman <wayne.friedman@shipyourcarnow.com>, Cristina Condurache <ccondurache@me.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbblake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesignntec.com>, K <vizvzk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Good morning Ron. I agree with you and have a constructive suggestion! as a member of the board of directors have the board do their job.

Where are the committee documents as a starter. and how does an interloper not a home owner is member of the renovation committee.

Peter

On Mon, Dec 18, 2023 at 6:19 AM Ron McCarthy <ronmccarthy20@icloud.com> wrote:

Good morning!

Can we take a break from the back and forth emails?

I know that I can't stop the emails but I am hoping that all of you can take a break from sending them today. I am new here and I am trying to "keep the peace" in our community and move forward as we approach a time period that will require a lot of planning and communal cooperation.

Thanks so much....

Make it a great day,
Ron McCarthy
617-872-8393

On Dec 18, 2023, at 8:58 AM, Adds Vags <ccondurache1990@icloud.com> wrote:

First of all, I hope that all the community understands that Eliza Wainberg is writing Wayne's emails.

Eliza has a history of dirty attacks, lies and misrepresentation using other people and writing as it was them.

Second, this is taken fully out of context.

It was structural not as supportive of the building (2 tiny iron bars to hold a concrete plate is a ridiculous concept).

It was defined structural as part of the building structure, holding the bay windows in place against wind pressure.

They were replaced BEFORE the impact windows installation as they were needed to hold the windows in place.

They were defined STRUCTURAL as part of the building, so responsibility of the limited common, not part of the windows- owner responsibility.

I think I made it clear in my e-mail that Eliza Wainberg forwarded below on behalf of Wayne Friedman.

If there was a potential issue endangering the community, the engineers would have raised the alarm and recommended that all bay windows are checked.

It was not.

It is very suspicious why James and Eliza Wainberg are distorting this simple repair to make it a big issue for the community.

Why do they want to remove your windows that were inspected and approved by the City of Boca Raton?

I repeat- structural as part of the building structure, like hand rails.

Misinformation, lies and deceit follow closely the Wainbergs, Vachon and their instruments.

Best regards,

Cristian S. Condurache

On Dec 18, 2023, at 8:14 AM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Here you go.. I have many more as well.

On Friday, September 24, 2021, 10:56:55 AM EDT, christian condurache <ccondurache@hotmail.com> wrote:

Dear Board directors,

Please see attached the bids for the T building structural issue found in T-5.

- This is a structural- so building issue, Would have been addressed, if found, with the concrete restoration.
- The removal and disposal of the old windows and shutters is the owner's responsibility.
- We received 3 quotes based on the manual put together by Karins.

What we will do- unless anyone has any comment or different opinion:

- Go ahead with the \$12,000 quote- it is the company that will replace the windows. This way, no extra cost for removing/disposal.
- They can coordinate with the City the permits need and also the repair with the installation- thus cutting cost.
- It is by far the cheapest quote- probably for the reasons above.

So, please let me know what you think so we can give them the green light for applying for the permits.

Meanwhile, we start the assessment process for the building T. By the time we get the permit, the money should be collected and the job can start.

Best regards,

Cristian

On Sun, Dec 17, 2023 at 10:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Cristina Condurache <ccondurache@me.com>

18 décembre 2023 à 14:23

À : Wayne Friedman <wayne.friedman@shipyourcarnow.com>

Cc : "Peter M. Pani" <pmpani@gmail.com>, Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfia@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wtn1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvzk@yahoo.com>, Michael Archer <archerny@verizon.net>, Sofloridainsman <sofloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

Perfect, send me all you have.

On Dec 18, 2023, at 8:14 AM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Here you go.. I have many more as well.

On Friday, September 24, 2021, 10:56:55 AM EDT, christian condurache <ccondurache@hotmail.com> wrote:

Dear Board directors,

Please see attached the bids for the T building structural issue found in T-5.

- This is a structural- so building issue, Would have been addressed, if found, with the concrete restoration.
- The removal and disposal of the old windows and shutters is the owner's responsibility.
- We received 3 quotes based on the manual put together by Karins.

What we will do- unless anyone has any comment or different opinion:

- Go ahead with the \$12,000 quote- it is the company that will replace the windows. This way, no extra cost for removing/disposal.
- They can coordinate with the City the permits need and also the repair with the installation- thus cutting cost.
- It is by far the cheapest quote- probably for the reasons above.

So, please let me know what you think so we can give them the green light for applying for the permits.

Meanwhile, we start the assessment process for the building T. By the time we get the permit, the money should be collected and the job can start.

Best regards,

Cristian

On Sun, Dec 17, 2023 at 10:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

Wayne Friedman <wayne.friedman@shipyourcarnow.com>

18 décembre 2023 à 14:40

À : Cristina Condurache <ccondurache@me.com>

Cc : "Peter M. Pani" <pmpani@gmail.com>, Adds Vags <ccondurache1990@icloud.com>, Jay <jay@kennedycarpet.com>, Vincent Massaro <vincentmassaro1@gmail.com>, Michael Brody <acbuildingf@gmail.com>, Cheryl Helle Jones <cher12346@hotmail.com>, Eliza Ghazarian <elizaghazarian@gmail.com>, Michael Susan Brody <brodyfla@gmail.com>, laureenlenahan@gmail.com, marialaing50@gmail.com, tarjamarkarian@yahoo.com, tmon5@me.com, vachon1960 <vachon1960@gmail.com>, Dave Heiny <davejheiny@gmail.com>, "Tommy B. O'Toole" <tommyotboca@gmail.com>, Joanne Atlantic Cloisters <joodierna@att.net>, Mike Judes <mjudes@eccodoors.com>, Mike Klein <wt1@me.com>, Felicia Cafaro <feliciac112@yahoo.com>, Therese Blake <tbbake39@aol.com>, Rose <rose@shenkel.com>, Joe Asen <joeasen@icloud.com>, Julie Asen <drjasen@me.com>, Patrick Forcello <pforcello@yahoo.com>, RON MCCARTHY <ronmccarthy20@icloud.com>, sharon rubin <srubin2003@yahoo.com>, ST Sharon Wagman <sharon@advancedesigntec.com>, K <vizvizk@yahoo.com>, Michael Archer <ArcherNY@verizon.net>, Soffloridainsman <soffloridainsman@aol.com>, Lauren Isaacson <laurenisaacson3@gmail.com>

It's a Monday. Some of us have to work for a living. I'm not listening to your nonsense anymore.
Sent from my iPhone

On Dec 18, 2023, at 2:23 PM, Cristina Condurache <ccondurache@me.com> wrote:

Perfect, send me all you have.

On Dec 18, 2023, at 8:14 AM, Wayne Friedman <wayne.friedman@shipyourcarnow.com> wrote:

Here you go.. I have many more as well.

On Friday, September 24, 2021, 10:56:55 AM EDT, christian condurache <ccondurache@hotmail.com> wrote:

Dear Board directors,

Please see attached the bids for the T building structural issue found in T-5.

- This is a structural- so building issue, Would have been addressed, if found, with the concrete restoration.
- The removal and disposal of the old windows and shutters is the owner's responsibility.
- We received 3 quotes based on the manual put together by Karins.

What we will do- unless anyone has any comment or different opinion:

- Go ahead with the \$12,000 quote- it is the company that will replace the windows. This way, no extra cost for removing/disposal.
- They can coordinate with the City the permits need and also the repair with the installation- thus cutting cost.
- It is by far the cheapest quote- probably for the reasons above.

So, please let me know what you think so we can give them the green light for applying for the permits.

Meanwhile, we start the assessment process for the building T. By the time we get the permit, the money should be collected and the job can start.

Best regards,

Cristian

On Sun, Dec 17, 2023 at 10:39 PM Cristina Condurache <ccondurache@me.com> wrote:

Cristian always said it wasn't structural.
Do you have emails to prove what you say?

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

This email may contain confidential, proprietary and/or privileged information and is intended solely for the use of the individual or entity to whom it is addressed. Any review, reproduction, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it in its entirety.

ShipYourCarNow, LLC ("SYCN") is a licensed and bonded property broker (MC00714617). By using SYCN's services, customer agrees to the terms and conditions which are found at <https://shipyourcarnow.com/terms-and-conditions/>. This email may contain price or other terms relating to services provided by SYCN. Any price or other terms contained in this email are subject to written approval by SYCN's management. In no event shall this email, or any terms contained herein, be construed as creating a binding contract with SYCN or otherwise enforceable against SYCN.

We have moved. Please update our address to:

Ship Your Car Now LLC
55 NE 5th Ave
Suite 402
Boca Raton, FL 33432

NOT A CERTIFIED COPY

Exhibit "C"

From: christian condurache <ccondurache@hotmail.com>
Date: Thu, Feb 8, 2024 at 1:31 PM
Subject: Recall Ballot Wainberg and Vachon
To: Charles Schuman <suzer26@comcast.net>, Peter Pani <pmpani@gmail.com>, Roger Cooper <rogercooperac@gmail.com>, Th Bene <tjbene23@gmail.com>, Vince Massaro <vincentmassaro1@gmail.com>

Hi Charlie and Tom,
If you decide to go for the recall, please print, fill out, scan or take a picture and send back to us.

Reasons: Excessive unjustified spending without Board approval, serious violations of the Code of Conduct they put together themselves, disrespect to owners, dereliction of fiduciary duty, destruction of landscape and many more.

Your choice.

Best regards,

Cristian S. Condurache

NOT A CERTIFIED COPY

Service Queen

1005 West Marina Boulevard
PMB 103
Fort Lauderdale, Florida 33315

INVOICE #206497

ISSUED:
May 16, 2024

DUE:
Jun 15, 2024

RECIPIENT:**Atlantic Cloisters Association**

1299 South Ocean Boulevard
Boca Raton, Florida 33432

SERVICE QUEEN 

Phone: 833-737-8336
Email: sales@servicequeenlandscaping.com
Website: www.servicequeeninc.com

SERVICE ADDRESS:

1299 South Ocean Boulevard
Boca Raton, Florida 33432

Irrigation Plan

Product/Service	Description	Qty.	Unit Price	Total
Irrigation Plan	Irrigation Plan Laminated and sprinklers marked	1	\$300.00	\$300.00

NOT A CERTIFIED COPY

Thank you for your business. Please contact us with any questions regarding this invoice.

Service Queen Maintenance Inc 85-0519267

Total **\$300.00**

Pay Now

Service Queen

1005 West Marina Boulevard
PMB 103
Fort Lauderdale, Florida 33315

INVOICE #206497

ISSUED:
May 16, 2024

DUE:
Jun 15, 2024

NOT A CERTIFIED COPY

Atlantic Cloisters Association
1299 South Ocean Boulevard
Boca Raton, Florida 33432

Irrigation Plan

Invoice #: 206497
Due date: Jun 15, 2024
Amount due: \$300.00
Amount enclosed: _____

Mail to:
Service Queen
1005 West Marina Boulevard
PMB 103
Fort Lauderdale, Florida 33315