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July 16, 2026

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND REGULAR U.S. MAIL

[redacted]

9489 0090 0027 6735 5512 33

Boca Raton, Florida 33434

Re: Lotus Palm Homeowners Association, Inc.
Violations of Restrictive Covenants—Nuisance, Harassment, Interference with Association Business
Our File No. 17601.01

Dear [redacted]

Please be advised that this law firm represents Lotus Palm Homeowners Association, Inc. (the "Association"). The Association's Board of Directors ("Board") has requested the firm to contact you regarding multiple restrictive covenant violations associated with your pattern of nuisance conduct and harassment of management personnel, and interference with the business and affairs of the Association.

Specifically, for months, you have engaged in a constant pattern of sending emails to the Association's management personnel regarding your own perceived grievances about the manner you believe the community should be managed and operated. Additionally, you have sent repetitive emails demanding management to answer questions, and threatening to file a DBR Complaint if she fails to do so. First of all, there is no obligation for management or the Board of Directors to answer questions. Furthermore, when you lambaste and harass staff relating to inquiries you are moving beyond reasonable communication, and moving into a harassing posture. Should you have concerns regarding the operations of the Association, feel free to bring those concerns to an appropriately noticed board meeting. Additionally, should you wish to review records, you are welcome to make a records request and they will be provided to you, but that does not come with an opportunity to question or debate the records.

Your pattern of constant complaints and harassment to management interferes with the Association's business and its relationship with its management. While owners have a right to express grievances in a proper forum, such right does not extend to disrupting the affairs and official business of the Association through a pattern of continuous, repetitive, and harassing emails, which distract and otherwise take time away from management's ability to conduct the normal day-to-day operation of the Association.

[redacted]

us Palm Homeowners Association, Inc.
EASE AND DESIST
July 15, 2026

The Association will no longer tolerate your constant abuse and harassment of the management, board members, and residents. The Board is required by law to enforce the governing documents. This letter is formal notice to you that you are in violation of the governing documents through the actions described above. You must cure the violations by **immediately, now and in the future**, ceasing and desisting from (i) your tortious interference in the Association's business affairs and relationships; and (ii) your harassment of management. Time is of the essence with respect to this demand.

Failure to timely and fully comply as demanded herein will leave the Association no choice but to pursue its available legal remedies against you to force compliance with the governing documents of the Association and the law, including proceeding with a statutory demand for pre-suit mediation pursuant to Sections 720.311, Florida Statutes and, thereafter, an enforcement action seeking injunctive relief.

Should further complaints be received from management that you continue to engage in the foregoing improper, disruptive behavior following the receipt of this letter, the Association will take any and all steps that it deems necessary to ensure that your conduct ceases and to ensure that the behavior does not interfere with the Association's business.

Finally, please be advised that any further calls, emails, or other correspondence to the management as described above will NOT be responded to and will be deleted (except in the case of an emergency).

We look forward to resolving this matter without unnecessary costs and legal expenses to either you or the Association. If you are in doubt as to your duties and responsibilities under the documents noted above, we strongly recommend that you consult an attorney.

Sincerely,

SACHS SAX CAPLAN KASKEL & SCHNER

/s/ Daniel A. Weber

DANIEL A.WEBER

Client.