

Heritage Circle owner there is nobody out there to help us if we don't help ourselves!

My name is Wallase Silva, Heritage Circle Condo owner and resident for the last 6 year. I was on Board of Directors in 2009, and I learn on that time it is important to always control the actions of the Community Association Manager (CAM). Please understand: Managers are hired hands who should always be closely supervised by the Board of all other Directors. Managers are hired to help the Board members perform tasks necessary to run the association! Not to give orders to the Board Members! Also Managers have a definite interest in keeping in office certain Board Members who will support annual renewal of their contracts. Costly election disputes can be the result! August 13, 2010 Florida Department Business Professional Regulation, the Division of Florida Condominium, Timeshares and Mobile Homes has completed its investigation and has determined that the Heritage Circle Association has, in fact, committed the elections violations in 2010.

Heritage Circle owners the violations are as follows:

- 1 - The Association, in violation of section 718.112. (2)(d)3., Florida Statutes, and rules 61B-23.0021(4) and (8), Florida Administrative Code, respectively failed to provide certain unit owners with a First and/or Second Notice of Election.
- 2 - The Association, in violation of rule 61B-23.0021(10), Florida Administrative Code, improperly validated the signatures on the outer envelopes.
- 3 - The Association, in violation of section 718.112. (2)(d)3., Florida Statutes, and rules 61B-23.0021(10), Florida Administrative Code, counted ineligible ballots.
- 4 - The Association, in violation of section 718.111. (12)(a)(12), Florida Statutes, and rules 61B-23.0021(13), Florida Administrative Code, failed to maintain election materials for one year following the election.



Dear Heritage Circle owner - we see more and more board members that make money on the side, despite Florida Statutes clearly stating that Board Members cannot be compensated for their positions as CAMs unless otherwise started in the "Governing documents".

HERITAGE CIRCLE OWNER Between 2006 to 2010 many Heritage Circle Owner request from President Board of Directors and Heritage Circle CAM, both positions is occupied by same person, decline or could not properly provide no less than 40 request, every single is a public record on Florida Department of Business Professional Regulation.

HERITAGE CIRCLE OWNER Managers are usually not attorneys, so avoid getting legal advice from them including then often used phrase, "Our attorney said so!"

As a board member, you have to keep a close eye on manager will come back to haunt the owners. Owners pay the bills for these mistakes - - or owners pay for lawsuits caused by overeager "management". So far, based on Proposed Budget and Management Violations we expand \$165,000.00.

HERITAGE CIRCLE OWNER is sad to let you know, if do not know our President of Board Direct is our Community Association Manager, the same person who get paid \$2,000.00 a week, pay \$50,000.00 for a landscape company, \$92,000.00 for Build Maintenance, \$40,000.00 for Pest Control, \$8,000.00 for 2 TV Channel a year (Most of company own by Heritage Circle employs) ask us, the 359 other owners to approve 12 (Twelve) payments plus our maintenance fee to upgrade our elevators.

Please be advise only owner can change this situation, this year help to change vote for board Member who live and see every day Heritage Circle situation because when people who is responsible for the condominium live they job, they do not go to his apartment on Heritage Circle, and many owner who be here with no security, old broke white fence, our old pink color, flood, drogue dealers, police cars, We do not even have a play ground area, every day is something new. We owners need to unite our resources and work together to create statutes, rules and regulation with enforcement and accountability of the people in charge. Only then will there be a chance that someday we can live in peaceful communities - - communities not riddled with dictators who play Board Member and Community Association Manager. Even if it often not looks like it - we BOARD MEMBERS and OWNERS are all in the same boat. The money that's being wasted belongs to all of us!

<http://www.neighborhoodlink.com/people/Wallase>