

SYNOPSIS

The investigation revealed that on **08/24/2006**, DBPR (TALLAHASSEE) filed a complaint concerning **BLANCO'S** activities in Miami-Dade County. DBPR submitted the following correspondence in support of the allegations against **BLANCO d/b/a All Florida Management**: Final and Amended Orders:

- Letter from the Division of Florida Land Sales Condominiums and Mobile Homes forwarded to Board of Directors for Paseo Real Condo Association, dated 01/24/06 (case #2005056862);
- Letter from the Division of Florida Land Sales Condominiums and Mobile Homes forwarded to Board of Directors for Captiva Lakes Villas Condo Association, c/o Barbara Blanco Manager, dated 3/17/06 (case #2005026092);
- Letter from the Division of Florida Land Sales Condominiums and Mobile Homes forwarded to Board of Directors for Las Villas Condo Association, dated 4/18/06 (case #2006010760);
- Letter from the Division of Florida Land Sales Condominiums and Mobile Homes forwarded to Board of Directors for Lake and Tennis Villas Condo Association, c/o All Florida Management Company, dated 4/21/06 (case #2005049548);
- Letter from the Division of Florida Land Sales Condominiums and Mobile Homes forwarded to Board of Directors for the View West Condo Association, dated 6/7/2006 (cases # 2006018417, 2006020416, and 2006022687);
- Letter to All Florida Management, date 11/21/2005, from Dee Belz (View West Condo Association) in relation to roof damage and her roof leak;
- Package from David C. Arnold P.A. in c/o Les Chateaux At International Condo Association, Inc. in reference to Unit Owners Voting for Recall, dated July 13, 2006, and forwarded to Catherine Bemby, Arbitrator.
- Case #2006-2-2607, Respondent's Response to Petitioner's Notice of Filing and Suggestion of Mootness, Affidavit in Support of Recall, Closing Statement, and Final Order;
- Case #2006-02-2054, Amended Final Order in reference to West Garden Village Condo Association, Inc. vs. Unit Owners Voting For Recall;
- Case #2006-02-6756, Final Order in reference to Captiva Lakes Village Condo Association, Inc. vs. Unit Owners Voting For Recall. **{Exhibit 1}**

On October 13, 2006, this investigator received a letter of representation, regarding **Barbara B. BLANCO**, from Howard J. Hockman, Attorney at Law. **{Exhibit 4}**

On October 25, 2006, this investigator received a response letter from BLANCO'S attorney, Howard Hochman, which basically states that "...it appears that the July 16, 2006, memo from Jan Benjemann to Representative Julio Robaina bares the greatest factual relationship to the allegations of the complaint. Hochman also avers to not being able to properly respond to certain allegations, such as "vendor bills", maintenance cost and BLANCO using her own "people" to infiltrate the board of some of the associations, without the proper documents and names of said individuals..." **{Exhibit 5}**

On October 27, 2006, this investigator received a written request from attorney Howard Hochman for additional information that his client:

- Took over various boards with her own people;
- Improperly billed associations by either inflating or arbitrarily billing for unnecessary services; and
- Failed to comply with the requirements of association documents. **{Exhibit 6}**

CONTINUATION

On November 8, 2006, this investigator received an additional response package from HOCHMAN, which included the following documents:

- UCF;
- Unsigned memo from Jan Bergermann to Julio Robaina;
- Final Order in Arbitration Proceeding with Les Chateau International Garden Condo association;
- Correspondence from Sharon H. Carwell, investigation specialist addressed to View West Condo Association;
- Correspondence from Bureau of Compliance to Las Villas Condo Association;
- Correspondence from Bureau of Compliance to Captiva Lakes Villas Condo Association;
- Correspondence from Bureau of Compliance to Lake and Tennis Villas Condo Association;
- Correspondence from Bureau of Compliance to Paseo Real Condo Association;
- Supplemental records for View West Condo association;
- BLANCO'S request for additional information and documents;
- Affidavit of Barbara BLANCO;
- Records of randomly selected management companies showing listing of Board members addresses;
- Resignation letter of Barbara BLANCO to West Gardens Condo Village Condo Association; and
- Closing statement submitted on behalf of petitioner in Les Chateau International Gardens Condo association arbitration proceeding. **{Exhibit 7}**

On November 8, 2006, this investigator received, from HOCHMAN, BLANCO'S signed Affidavit. **{Exhibit 8}**

On February 15, 2007, this investigator received a copy of case #2006067292 from the Division of Land sales, Condominiums and Mobile Homes, in reference to the possibility of election manipulation by All Florida Management at Sunset Villas III Condo association. **{Exhibit 9}**

INTERVIEW, HOWARD J. HOCHMAN P.A., BARBARA BLANCO'S ATTORNEY

This investigator spoke with Mr. HOCHMAN on several occasions at which time Mr. HOCHMAN basically reiterated the responses within exhibits 5,6,7, and 8.