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Received

JAN 23 2007



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND  
PROFESSIONAL REGULATION

DBPR Consumer  
Services

Please submit to appropriate address on Page 4

Last Name	FASSMAN	First	LINDA	Middle	H.	Title	Wife-Prop	Suffix	HDA
Your Company/Occupation	I AM A LICENSED REALTOR								
Street Address or P.O. Box	2297 TRAILWOOD DR.								
City	CANTONMENT	State	FL.	Zip Code (+4 optional)	32533				
County (if Florida address)	ESCAMBIA	Country							
Primary Phone Number	850-475-1367	Primary E-Mail Address	gemini_47@cox.net						
Unlicensed Activity Complaint?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>			

ENCLOSED KIND COPY OF JUNE 13th AND JULY 20th BOARD MEETINGS CLEARLY STATED BY PRESTIGE PROPERTIES THEY WOULD NOT BE ON OUR RESERVE ACCOUNT THAT 2 BOARD MEMBERS ONLY, AT ANY TIME WOULD HAVE THE AUTHORITY TO WRITE ANY MONIES FROM RESERVE ACCT. OTHER THAN ROUTINE MONTHLY BILLS SUCH AS POOL- LAWN SERVICE- UTILITIES- IT WAS UNDERSTOOD IT WOULD ALSO TAKE 2 BOARD MEMBERS SIGNATURES TO WRITE ON OUR OPERATING ACCOUNT. THE BOARD AND ASSOCIATION MADE THIS VERY CLEAR TO PRESTIGE PROPERTIES GIVEN THE MISMANAGEMENT AND MISAPPROPRIATIONS FOR 5 YEARS PREVIOUSLY FROM FIRST PROPERTY MANAGEMENT COMPANY. PRESTIGE TOLD US IN NO WAY WOULD THEY BE ON RESERVE ACCT. IN OCTOBER, 5 BOARD MEMBERS NOTICED DISCREPANCIES ON LEDGER STATEMENT. UPON REQUESTING TO SEE LEDGER STATEMENT SINCE JUNE. WE ASKED FOR LEDGER. WE QUESTIONED PRESTIGE PROPERTIES AND THEY BECAME VERY OFFENDED. PRESTIGE AND PRESIDENT OF THE BOARD JIMMY WHITE INTIMIDATED 4 BOARD MEMBERS NOV 9-2006 WITH MISINFORMED INFORMATION. PRESTIGE TOLD BOARD MEMBERS THEN THEY ONLY TOOK GUIDANCE AND INFORMATION ONLY THROUGH JIMMY WHITE THE PRESIDENT AND JIMMY WHITE STATED FOR BOARD MEMBERS TO ONLY GO THROUGH HIM FOR ANYTHING TO PRESTIGE.

SEE ATTACHED

Attach additional sheets as necessary.

By December Board members could never reach President Jimmy White through telephone nor email messages. The Board begin to investigate ourselves into discrepancies. Board members with signatures on file went to Bank of Pensacola to check Associations funds. The reserve account, which board believed had to perhaps have between \$21,000. and \$22,000. had been closed by Property Manager, C.J. Nylund, on December 4<sup>th</sup>, 2006. Mr. Nylund was never to have been on this account as our Association made clear to him and that he stated "he would not be". The bank could give us no information except that it was indeed closed. The Board confronted Mr. Nylund after leaving the bank by going to his office and he became very, very upset, emotional and intimidated board members by stating "he was contacting his attorney", and was going to "sue" the Vice President, myself, Linda Passman, from insinuations that he was unethical, or appeared to be.

Enclosed please find copy of the \$5000. dollar check Mr. Nylund himself wrote out of reserve account, and he signed, of which he was to have no access.

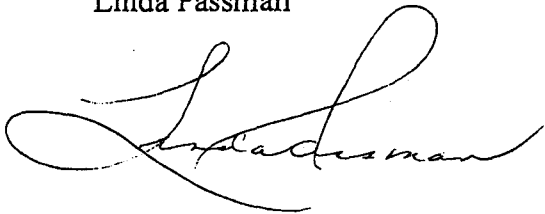
Another discrepancy of a check in our ledger statement made out to Eddie Zarahn Insurance Agency in the amount of \$743.46 caught the Board's attention as supposedly our insurance premiums had been paid in August for the year starting September 2006-September 2007. I personally talked to agents Barbara and Adonica at Eddie Zarahn's the end of December and they both assured me they did NOT receive any \$743.46 check. The only checks that showed were the insurance checks from August. They also informed me that we did not have insurance coverage on our pool house, because in order to get a binding coverage we needed to obtain an appraisal for the building which would probably run 3 to 4 hundred dollars. The Board was very upset we had no coverage for pool house once we found this out. The Board confronted Prestige Properties of this matter at meeting on January 9<sup>th</sup>, 2007. On January 11<sup>th</sup>, 2007 Prestige informed board that this had just been a human error and we did have insurance coverage on the pool house. They informed Board that Eddie Zarahn had the \$743.46 check and the agents did not know. Prestige Properties informed Board we had gotten this insurance the middle of December for the pool house. No one who lived out here were aware of any appraisal that went on nor approved any amount to be written from funds for an appraisal. The insurance company we were told was with Lloyd's of London, who are actually just underwriters of insurance not insurers. The pool house is insured for \$50,000. and the Board believes this to be far too much insurance as the homes in our subdivision are in the range of one hundred thousand dollars so the pool house certainly does not cost \$50,000. It consists of a closet and two bathrooms. We were also charged on this policy which is enclosed for you review, a sum of \$125.00 for an inspection. We requested a name, date and phone number of person who inspected this building from Prestige and we are yet to get anything from them. I am not sure we are indeed insured as there are many scams with insurance who just take your money. I requested to see policy and we have not been shown this. The Board believes the \$743.46 check would have disappeared had the Board not kept investigating. We have a number of other discrepancies in our books but are far too much for this letter.

Also, the board of health closed our swimming pool last week for not paying to renew the current license for the state with the community pool. They sent the first notice in June to property management, and several others and finally closed the pool this past week. We, the Board were not even aware of this. Prestige told us last Friday, the 12<sup>th</sup>, they were putting a check into the mail. On the 18<sup>th</sup>, the board of health, called one of our Board members and told her, they still had not received the check. This board member called CJ Nylund at Prestige and he told her they had put the check in the mail on January 18<sup>th</sup>, that it was indeed in the mail. This is past due for seven months.

I hope the State of Florida will finally step up to the plate, do its job and investigate apparently these unregulated, unethical property managers. I know dozens of people leaving the state of Florida. Some from taxes and insurance, but others certainly because they have had it with homeowner's associations and the way they are taken advantage of and ripped off in the state of Florida on limited incomes. I know this can't be unique to just our Association. The ball is indeed in YOUR court, State of Florida. We need some help here. We have been a homeowner's association for 6 years and have not had the correct amount of monies ever even put into our reserve funds which should be for the past three years \$955.00 monthly, which should be around \$36,000. not to count 2 years before that sums should have been being put into reserve account. Where is our money? Who has it?

Sincerely,

Linda Passman

A handwritten signature in cursive script, appearing to read "Linda Passman", written in black ink.