

Online Complaint Summary

4/17/26, 4:43 PM

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Board:	Community Association Managers
License Type:	Community Association Manager
Complaint Number:	2026026742
Incident Date:	

Description:

Larry Bassett knowingly and intentionally operated as a CAM in our community (The Forest at Ridgewood) in Davenport, Florida for years. In December of 2025 he settled with DBPR for this. During his tenure, and as the sole person on the association bank account, a financial audit revealed 30k was paid to him without board knowledge or approval as required by law. In addition, an additional 30k is simply gone, with no paper trail or receipts to show where it went, but again, he was the sole person on the bank. The HOA spent nearly 15k on a certified financial forensic auditor to conduct the audit. The Polk County Sheriff's Office investigated criminally, and filed charges for Grand Theft/Fraud with the community as the victim, as well as for crimes related to HOA criminal law.

He somehow obtained a CAM license from the DBPR in March of this year.....I'm not sure if he had to disclose the investigation, his moral standing, or anything else, and is now attempting to recall the board to replace it with his friends in order to manage our community again and have full unlimited access to the community bank account. DBPR clearly has a Code of Ethics, to which I am filing the complaint in regard to.

My complaint is in regard to the following (not to mention other unlicensed/uninsured work he is suspected of doing).

Financial misconduct/misappropriation: As the sole signatory on the HOA bank account, paying himself \$30k and having \$30k go missing strongly suggests failure to meet fiduciary/legal obligations. This falls under broader grounds in F.S. 455.227(1) (incorporated by F.S. 468.436), such as fraudulent representations, failing to perform statutory/legal obligations, or acts showing unfitness for licensure.

Capacity

I am complaining in my capacity as a: **Other**

Attestation

Electronic Signature: **Yes**

Association Info

Name of Association: **The Forest at Ridgewood Lakes**

Address: **401 Boxwood Drive**

City: **Davenport**

County: **Polk**

State: **Florida**

Zip: **33837**

Is this a residential homeowner's association or condominium association in which membership in the association is a condition of ownership of the unit? **Yes**

Is the association authorized to impose a fee which may become a lien against a unit if not paid? **Yes**

What is the total number of units in the association? **164**

Performing CAM Info

Name of the subject: **Larry Bassett**

Is the subject employed by one or more associations or by a company that provides services to one or more associations? **Yes**

If yes, how many associations are involved? **2**

Name of association(s) and/or company: **Was employed by The Forest at Ridgewood during financial issue. Is now currently employed by Vesta Master's CAM Association.**

Total number of units in all associations: **2000**

Does the subject receive compensation (for instance, a salary, reduction in rent or fees, free rent, or any other benefits) for his or her services? **Yes**

What is the total dollar amount of the association's annual budget(s)? **\$82,000**

Specific CAM Duties

Does the subject receive funds from unit owners either by check or cash? **No**

What does the subject do with the funds: write receipts, make bank deposits? **Not currently, but did have the authority to do so legally with valid and approved charges, not unapproved and secretive charges.**

Does the subject post funds to the accounts? **Yes**

Does the subject have the authority to sign checks and does the subject sign the checks? **Yes**

Does the association maintain a petty cash fund and is the subject authorized to spend petty cash? **Yes**

Does the subject have the authority to make changes in the association's account(s)? **Yes**

Does the subject work directly for a licensed CAM or is he/she a licensed CAM? **Yes**

Name and License Number of the CAM: **Larry Bassett CAM65662**

Budget

Name: **Board of Directors**

Can the Subject incur charges on association accounts? **Yes**

Address: **401 Boxwood Drive**

City: **Davenport**

State: **Florida**

Zip: **33837**

Does the subject have input regarding the monthly or yearly financial statements? **Yes**

If yes, explain: **Used to provide guidance for annual budget.**

Does the subject have input preparing the budget? **Yes**

If yes, explain: **Prepared the budget.**

Subject's Role in Association

Does the subject determine when or how to provide notice of association meetings? **Yes**

Does the subject conduct the association meeting? **Yes**

Does the subject coordinate the overall operation of the association? **Yes**

Does the subject supervise other association employees? **No**

Is the subject a registered agent for the association? **Yes**

Misc CAM Duties (General Duties)

Who do unit owners notify with maintenance problems? **Larry Bassett or Board of Directors**

Does the subject perform clerical functions under the direct supervision and control of a licensed CAM? **No**

Does the subject perform only maintenance services? **No**

Additional Information: **Operated as a unlicensed CAM, which is closed. This complaint is in regard to ethical and code of conduct violations.**

Attorney

Attorney Name: **The Orlando Law Group**
Address: **12301 Lake Underhill Road Suite 213**
County: **Orange**
City: **Orlando**
State: **Florida**
Zip: **32828**
Country: **United States**
Phone: **407-955-4654**
E-mail Address: **www.theorlandolawgroup.com**

Witness 1

Witness Name: **Kevin Mack**
County: **Polk**
City: **Davenport**
State: **Florida**
Zip: **33837**
Country: **United States**
Phone: **5014544562**
E-mail Address: **mrkjmack@gmail.com**

Witness 2

Witness Name: **David White**
Address: **Golf Course Parkway**
County: **Polk**
City: **Davenport**
State: **Florida**
Zip: **33837**
Country: **United States**
Phone: **2532526672**
E-mail Address: **davidwhite17@gmail.com**

Witness 3

Witness Name: **David Walker**
Address: **Golf Course Parkway**
County: **Polk**
City: **Davenport**
State: **Florida**
Zip: **33837**

Country: United States
Phone: 6787363906
E-mail Address: dwalker3636@gmail.com

Witness 4

Witness Name: Ron Lapinski
Address: Golf Course Parkway
County: Polk
City: Davenport
State: Florida
Zip: 33837
Country: United States
Phone: 8158143811
E-mail Address: rhl913@tampabay.rr.com

Witness 5

Witness Name: Tim Najour
Address: Golf Course Parkway
County: Polk
City: Davenport
State: Florida
Zip: 33837
Country: United States
Phone: 2098344624
E-mail Address: najourt@yahoo.com

Respondent

License Number: CAM65662
First Name: Larry
Last Name: Bassett
Address: 318 BOXWOOD DR
Polk
DAVENPORT, FL
33837
US
Phone Number: 4075191193

Complainant

First Name: David
Second Name: Lee

Last Name: **Walker**
Address: **225 Golf Course Parkway**
Polk
Davenport, FL
33837
US
Phone Number: **6787363906**
Extension:
E-mail Address: **dwalker3636@gmail.com**

Attachments

2514995_Redacted.pdf

FINALRidgewoodHOARReport.pdf