

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2026-CA

THE FOREST AT RIDGEWOOD
HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit Corporation,

Plaintiff

v.

LARRY BASSETT, individually and
in his former capacity as Director,

Defendant.

_____ /

COMPLAINT

COMES NOW, Plaintiff, THE FOREST AT RIDGEWOOD HOMEOWNERS

ASSOCIATION, INC, a Florida not-for-profit corporation, by and through the undersigned
counsel and files this Complaint against Defendant, LARRY BASSETT, individually and in his
former capacity as a Director of Plaintiff’s Board of Directors, and in support thereof states as
such:

Introduction

1. This is an action brought by Plaintiff, The Forest at Ridgewood Homeowners
Association, Inc., (hereinafter as “Association”) against Defendant, Larry Bassett, hereinafter as
“Bassett”) for breach of fiduciary duty, fraudulent misrepresentation, negligence and unjust
enrichment, all with damages in excess of \$50,000.00 dollars, exclusive of attorney fees, costs
and interest.

The Parties

2. Plaintiff is THE FOREST AT RIDGEWOOD HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation with a principal place of business located in Polk County, Florida.
3. Defendant is Larry Bassett, an individual and former Director/Officer of Plaintiff's Board of Directors, that resides in Polk County, Florida and is the owner of real property located at 318 Boxwood Dr., Davenport, Florida 33837.
4. This Court has jurisdiction over the matter and Polk County is the appropriate venue as Defendant resides in Polk County, Florida and all actions giving rise to the claims in this action occurred in Polk County, Florida and the amount in controversy exceeds \$50,000.00 dollars.
5. At all times material hereto, Bassett was a member of the Plaintiff Association.

General Allegations

6. Bassett served as a Director on Plaintiff's Board of Directors from on or about 04.19.2019 to 11.2024, and in the offices of Treasurer and Secretary for that same time period.
7. On or about 01.2020, the then-serving Board of Directors for Plaintiff hired Bassett as a CAM, in addition to his Director/Officer duties. The then-serving Board of Directors from 01.2020 to 2024 consisted of Ron Lapinski (President resigned in 2023); David Yunker (Vice President until 2021), deceased; David White 2022 -2024; Tim Najour 2024 -2025; and Kevin Mack 2024 to present.
8. At all times material hereto, while serving as a Director on Plaintiff's Board of Directors, Bassett did not have a community association manager (CAM) license.
9. Despite not having a CAM license, Bassett performed the duties of a CAM for the Association under the classification/guise of an Office Manager. See DBPR Final Order

Adopting Settlement Agreement in DBPR disciplinary case 2024-070958 attached hereto as **Exhibit “A”**.

10. On or about 11.2024, when it was discovered Bassett did not have a CAM license, Bassett was terminated from performing those CAM/Office Manager services for the Association.

11. At all times material hereto, Bassett was the sole owner operator of LTS Property Services, Inc., a Florida for-profit corporation.

12. From on or about 01.2020 until Bassett’s removal as CAM/Office Manager in 11.2024, Bassett improperly utilized Plaintiff’s funds to pay himself, and/or LTS Property Services, Inc., for services neither were authorized to perform.

13. Bassett also improperly deposited assessment payments from members of Plaintiff into Bassett’s personal bank account and then transferred those funds into Plaintiff’s bank account.

14. From on or about 01.2020 to 11.2024 Bassett and Bassett’s business entities received approximately \$130,787.92 dollars from Plaintiff for certain approved monthly services (office bookkeeping; phone line; website maintenance; pool maintenance; cleaning services; and reimbursed out-of-pocket expenses to perform approved services).

15. At all times material hereto, Bassett did not have a license to perform pool maintenance services in the State of Florida for work involving pumps, pipes, and electrical work.

16. At the time, Plaintiff was paying \$675.00 per month to Paradise Pools H2O for professional pool maintenance services prior to Bassett taking over that role when Bassett then terminated Paradise Pools H2O and began paying himself and/or his business entities \$675.00 per month to perform those same services.

17. Bassett then unilaterally raised the bookkeeping fees paid to him from \$1000.00 a month to \$1,400.00 per month in 2022 and then raised that amount again in 2023 to \$1,500.00 per month, all without the other Board members' knowledge, consent or approval.

18. Of the \$130,787.92 dollars, Bassett caused to be paid to Bassett and/or a Bassett owned business entity, approximately \$39,680.00 dollars for un-approved services such as bank expenses; labor; and unapproved reimbursements.

19. As acting CAM, Secretary and Treasurer, Bassett was self-approving the payments for un-approved services without knowledge or consent from the remaining Board members and also raising the price of the payments for those same services, all without knowledge, consent or approval of the remaining Board members.

20. Bassett also caused the phone line Plaintiff paid for to be linked to Bassett's personal business entity, LTS Worldwide, Inc., without the Board's knowledge, consent or approval, and then subsequently dissolved this entity (that had been in existence since 2015) on or about 02.08.2025. Bassett is/was the sole owner of LTS Worldwide, Inc.

21. During Bassett's time as a Director/CAM/Office Manager, Bassett performed unlicensed pool maintenance services for Plaintiff; unlicensed electrical work for Plaintiff; unlicensed plumbing work for Plaintiff; sold and installed security equipment for Plaintiff without approval; and performed landscaping work for Plaintiff; and received compensation from Plaintiff for those services, all without the knowledge, consent or approval of the other Board members and often times at an equal or higher cost than the prior provider.

22. All conditions precedent to this action have been performed or waived.

**COUNT 1 – BREACH OF FIDUCIARY DUTY (Violation of Fla. Stat.
720.303(1) and Fla. Stat. 617.0830)**

23. Plaintiff re-alleges paragraphs 1- 22 as fully and completely set forth herein.
24. The Association and Basset shared a special relationship whereby:(a) the Association reposed trust and confidence in Bassett as a Director, Treasurer and Secretary, and (b) Bassett undertook such trust as the Association's Director, Treasurer and Secretary, and assumed a duty to advise, counsel and/or protect the Association.
25. As a former Director, Treasurer and Secretary of the Association, Bassett owed the Association a duty of loyalty, honesty and good-faith in his performance of those roles and in compliance with Fla. Stat. 720.303 as well as Fla. Stat. 617.0830.
26. As a former Director, Treasurer and Secretary of the Association, the Association relied on Bassett's duty of loyalty, honesty and good-faith in his performance of those roles.
27. Bassett breached his duties of loyalty, honesty, trust and confidence to the Association via Bassett's unilateral acts of self-dealing and personal pecuniary gain without the knowledge, consent or approval of the other Board members of those acts, as alleged in detail above and incorporated herein.
28. Bassett breached his duties of loyalty, honesty, trust and confidence to the Association via Bassett's misuse and commingling of Association funds.
29. Bassett breached his duties of loyalty, honesty, trust and confidence to the Association when Bassett performed CAM duties without having a CAM license.
30. The Association suffered damages as a direct result of Bassett's breach of fiduciary duty owed to the Association in an amount in excess of \$50,000.00 dollars.

31. The Association has incurred attorney fees and costs for the necessity of this action and seeks an award of attorney fees, costs and interest to be paid by Bassett pursuant to Fla. Stat. 720.305(1)(a-d).

WHEREFORE, Plaintiff, THE FOREST AT RIDGEWOOD HOMEOWNERS ASSOCIATION, INC, demands judgment against LARRY BASSETT, for breach of fiduciary duty and; award Plaintiff damages in excess of \$50,000.00 dollars; and award attorney fees, interest and costs; and for any other and such relief as this Court may deem just, proper or equitable.

COUNT II FRAUDLUENT MISREPRESENTATION

32. Plaintiff re-alleges paragraphs 1- 22 as fully and completely set forth herein.

33. Bassett made multiple false statements of material fact to the Association, namely that Bassett was qualified, trained, and/or otherwise licensed to perform CAM; electrical; plumbing; pool maintenance and bookkeeping activities/services regarding the operation of the Association.

34. Bassett made multiple omissions of material fact to the Association, namely omissions regarding Bassett's acts of depositing assessment payments from the Association's members into his own personal bank accounts; Bassett unilaterally, as the Association's Treasurer, caused unapproved payments to be made to Bassett and/or Bassett's business entities for unauthorized services provided to, and reimbursements received from, the Association and failed to inform the other Board members he did not have a CAM or plumbing, electrical or pool maintenance license.

35. Bassett knew or should have known those representations were false.

36. Bassett knew or should have known those omissions should have been disclosed to the other Board members.

37. Bassett intended for the false representations and omissions induce the Association to act on them and the Association in fact relied on and was induced by Bassett's false representations and omissions.

38. The Association suffered damages acting in reliance on Bassett's false representations and omissions in an amount in excess of \$50,000.00 dollars.

WHEREFORE, Plaintiff, THE FOREST AT RIDGEWOOD HOMEOWNERS ASSOCIATION, INC, demands judgment against LARRY BASSETT, for fraudulent misrepresentation; and award Plaintiff damages in excess of \$50,000.00 dollars; and award costs; and for any other and such relief as this Court may deem just, proper, or equitable.

COUNT III NEGLIGENCE (in the alternative)

39. Plaintiff re-alleges paragraphs 1- 22 as fully and completely set forth herein.

40. As a former Director, Treasurer and Secretary, Bassett owed a duty of reasonable care to the Association to protect the Association from a particular injury or damage.

41. Bassett breached this duty care when Bassett took unliteral unauthorized actions as described in detail and incorporated herein for Bassett and Bassett's business entities pecuniary gain to the detriment of the Association.

42. Bassett's breach of his duty of reasonable care owed to the Association as a former Director, Treasurer and Secretary was the proximate and direct cause of injury or damage to the Association.

43. The Association suffered damages in excess of \$50,000.00 dollars caused by Bassett's breach of that duty of care owed to the Association in the performance of Bassett's duties as Director, Officer and manager.

WHEREFORE, Plaintiff, THE FOREST AT RIDGEWOOD HOMEOWNERS

ASSOCIATION, INC, demands judgment against LARRY BASSETT, for negligence; and award Plaintiff damages in excess of \$50,000.00 dollars; and award costs; and for any other and such relief as this Court may deem just, proper, or equitable.

COUNT IV UNJUST ENRICHMENT (in the alternative)

44. Plaintiff re-alleges paragraphs 1- 22 as fully and completely set forth herein.

45. The Association conferred certain monetary benefits on Bassett, who has knowledge thereof;

46. Bassett voluntarily accepted and retained the monetary benefits conferred to him by the Association as a result of Bennett's unilateral and unauthorized actions as described in detail above and incorporated herein, in Bassett's role as a former Director, Treasurer and Secretary for the Association.

47. The circumstances render Bassett's retention of those benefits unequitable unless Bassett pays to the Association the value of those benefits received by Bassett and Bassett owned business entities that received those payment.

WHEREFORE, Plaintiff, THE FOREST AT RIDGEWOOD HOMEOWNERS ASSOCIATION, INC, demands judgment against LARRY BASSETT, for unjust enrichment; and award Plaintiff damages in excess of \$50,000.00 dollars; and award costs; and for any other and such relief as this Court may deem just, proper, or equitable.

The Orlando Law Group, PL

/s/ Jennifer A. Englert

By: _____

Jennifer A. Englert, Esq.

Florida Bar No. 180297

Jeffrey W. Smith, Esq.

Florida Bar Number: 106191

12301 Lake Underhill Rd., Suite 213

Orlando, Florida 32828

Tel. (407) 512-4394

Fax (407) 955-4654

E-Mail: JEnglert@TheOrlandoLawGroup.com

JSmith@TheOrlandoLawGroup.com

Secondary E-Mail:

CNeedham@TheOrlandoLawGroup.com

Attorney for Plaintiff

EXHIBIT "A"

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATIONDEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION,

Petitioner,

v.

Case(s): 2024-070958

CAM Services

LARRY BASSETT,

Respondent.

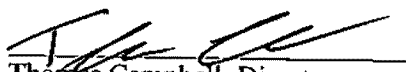
FINAL ORDER ADOPTING SETTLEMENT AGREEMENT

The Department of Business and Professional Regulation ("Department"), in accordance with the provisions of section 120.57(4), Florida Statutes, hereby enters this Final Order incorporating and adopting *in toto* the Settlement Agreement entered into between Larry Bassett ("Respondent") and the Department, attached hereto as Exhibit 1 and incorporated by reference. Upon consideration of the Settlement Agreement and being otherwise fully advised, it is hereby ADJUDGED that:

1. The Settlement Agreement is approved, adopted, and incorporated herein by reference. Accordingly, the parties shall adhere to and abide by all the terms of the Settlement Agreement.

2. This Final Order shall take effect upon filing with the Department's Agency Clerk, and pursuant to section 455.2277, Florida Statutes, this matter is referred to the Office of the State Attorney in and for Polk County, Florida.

DONE AND ORDERED this 21st day of December, 2025.



Thomas Campbell, Director
Division of Professions
Department of Business & Professional Regulation
2601 Blair Stone Road
Tallahassee, Florida 32399-2202

NOTICE OF RIGHT TO APPEAL

Unless expressly waived, any party adversely affected by this Final Order may seek judicial review by filing an original Notice of Appeal with the Department's Agency Clerk, and a copy of the notice, accompanied by the filing fees prescribed by law, with the clerk of the appropriate District Court of Appeal within 30 days of the effective date of this order, in accordance with Florida Rule of Appellate Procedure 9.110, and section 120.68, Florida Statutes.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this Final Order Adopting Settlement Agreement was provided to Respondent, 318 Boxwood Drive, Davenport, Florida 33837 by regular U.S. Mail this 23rd day of December, 2025.



OFFICE OF THE AGENCY CLERK

Copies Furnished To:
Office of the State Attorney, 10th Judicial Circuit
Polk County Courthouse
255 North Broadway Avenue
Bartow, Florida 33880-3912

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION,

Petitioner,

v.

Case No. 2024-070958
CAM Services

LARRY BASSETT,
Respondent.

SETTLEMENT AGREEMENT

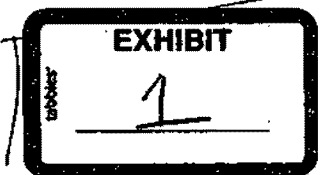
The Department of Business and Professional Regulation ("Department") and Larry Bassett ("Respondent") hereby agree to the following Settlement Agreement and to the entry of a Final Order incorporating this Settlement Agreement as the final resolution of these matters.

STIPULATED FACTS

1. At all times material herein, Respondent provided community association management ("CAM") services but did not have a CAM license issued by the Department.
2. Upon receiving a complaint from a member of The Forest at Ridgewood Homeowners' Association, Inc., the Department opened an investigation into whether Respondent violated section 468.432(1), Florida Statutes. A true and correct copy of the Department's investigation report is attached hereto and incorporated by reference as Exhibit "A."
3. Respondent does not dispute the factual allegations of Exhibit "A" regarding section 468.432(1), Florida Statutes.

STIPULATED CONCLUSIONS OF LAW

4. Respondent admits that the Department is the state agency with jurisdiction over the practice of community association management services pursuant to section 20.165, Florida Statutes, and Chapters 455 and 468, Florida Statutes.



5. Respondent admits that the facts set forth in Exhibit "A," if proven, constitute a violation of section 468.432(1), Florida Statutes, which prohibits individuals from managing or holding themselves "out to the public as being able to manage a community association...unless [they are] licensed by the department."

6. Respondent understands that the Department's acceptance of this Settlement Agreement is disciplinary action within the meaning of Chapters 455 and 468, Florida Statutes.

STIPULATED DISPOSITION

7. **ADMINISTRATIVE FINES:** Respondent shall pay a fine in the amount of \$3,270.00 to the Department.

8. **INVESTIGATION COSTS:** Respondent shall pay investigative costs in amount of \$230.69 to the Department.

9. **METHOD OF PAYMENT:** The payments described above total \$3,500.69, and they shall be paid within 270 days of the Department's filing of its Final Order adopting this Settlement Agreement with its Agency Clerk. All payments made pursuant to this paragraph shall be in the form of a cashier's or certified check made payable to the Department of Business and Professional Regulation and mailed directly to the Department of Business and Professional Regulation, Revenue Unit, 2601 Blair Stone Road, Tallahassee, Florida 32399. **Your case number(s) must be clearly referenced when making payment.**

10. Respondent agrees to waive demand, notice of non-payment, and protest, and should a suit be brought for the collection of the outstanding balance of the fine, default interest, and costs, of this Settlement Agreement that has to be collected upon demand of an attorney, Respondent shall be liable to pay court costs and a reasonable attorney's fee for such collection.

11. It is expressly understood that a violation of the provisions of this Settlement Agreement shall be considered a violation of Chapter 455, Florida Statutes, for which disciplinary action may be initiated.

12. This Settlement Agreement is to be construed and enforced according to the laws of the State of Florida and venue for any legal action related to this Settlement Agreement is agreed by Respondent to be in Leon County, Florida. The Department, though, will not oppose a request from Respondent to appear remotely.

13. It is expressly understood that this Settlement Agreement is subject to the approval of the Department. In this regard, the foregoing paragraphs of the Stipulated Facts, Stipulated Conclusions of Law, and Stipulated Disposition shall have no force and effect unless a Final Order incorporating the terms of this Settlement Agreement is entered herein.

14. If Settlement Agreement is rejected, no statement made in furtherance of this agreement by either party may be used as evidence in any subsequent proceeding herein.

15. Upon the filing of a Final Order adopting this Settlement Agreement, Respondent expressly waives all further procedural steps and expressly waives all rights to seek judicial review of or to otherwise challenge or contest the validity of the Stipulation of Facts, Conclusions of Law, the Stipulated Disposition, and the Final Order incorporating said Settlement Agreement, or any part thereof.

16. Upon the adoption of this Settlement Agreement, the parties hereby agree that each party will bear their own attorney's fees and costs, except for investigative costs, resulting from the prosecution and/or defense of this proceeding. The parties waive the right to seek any attorney's fees or costs in connection with this disciplinary proceeding.

17. This Settlement Agreement is executed by Respondent for the purpose of avoiding further administrative action with respect to this cause. Therefore, in order to expedite departmental proceedings, Respondent waives the finding of probable cause and authorizes the agency hearing officer and/or Secretary of the agency to review and examine all investigative file materials concerning Respondent, prior to or in conjunction with, consideration of the Settlement Agreement. Should this Settlement Agreement not be accepted, it is agreed that consideration of this Settlement Agreement and other documents and matters shall not unfairly or illegally prejudice the agency hearing officer and/or Secretary of the agency from further participation, consideration, or resolution of these proceedings.

18. This Settlement Agreement may be signed in counterparts, and facsimile copies shall be treated as original.

19. The Department reserves the right to correct any typographical errors or make any non-material changes to this Settlement Agreement after it is signed.

SIGNED on December 16th, 2025.


By: Larry Bassett

APPROVED on the 17th day of December, 2025.

By: /s/ James Stavola, Esq.
James Stavola, Esq. (Florida Bar No. 1054670)
Office of the General Counsel – CTMH Division
Department of Business & Professional Regulation
2601 Blair Stone Road, Tallahassee, Florida 32399
(850) 488-0062; James.Stavola@myfloridalicense.com



Department of Business and Professional Regulation
INVESTIGATIVE REPORT

Office: Tampa		Date of Complaint: 12/13/2024		Case Number: 2024-070958	
Subject: Larry Bassett D/B/A LTS Worldwide Inc. 318 Boxwood Dr. Davenport, FL 33837 Ph: (407) 519-1193 Email: Larry@LTS.world DOB: 07/20/1955			Complainant: David Lee Walker 2906 Busch Lake Road Tampa, FL 33612 Phone: 678-736-3906 Email: dwalkerforesthwa@gmail.com		
Prefix:	License: Unlicensed	Profession: Community Association Manager	Board: CAM	Report Date: 3/17/2025	
Period of Investigation: 02/06/2025 – 03/17/2025			Type of Report: Final		
Alleged Violation: FS 468.432(1) – (1) A person shall not manage or hold herself or himself out to the public as being able to manage a community association in this state unless she or he is licensed by the department in accordance with the provisions of this part.					
Synopsis: 1. This investigation was initiated in response to a complaint by David Lee Walker alleging Larry Bassett DBA LTS Worldwide Inc was acting as a CAM without the proper license. (Exhibit 1) 2. On 02/27/2025, a Subject Notification Letter along with all evidence pertaining to the complaint were sent to the Subject via certified mail. On 03/20/2025 a Cease and Desist was sent via certified mail. (Exhibit 2) 3. DBPR records show no CAM license for Larry Bassett DBA LTS Worldwide Inc. A certificate of non-licensure was issued. The Division of Corporations shows an active status for LTS Worldwide Inc with Larry Bassett listed as registered agent. (Exhibit 3) 4. Subject did not indicate representation by counsel.					
Related Cases: 2025-005746 (CILB)			Prior Cases: None		
Investigator / Date: 03/17/2025 			Approved By / Date: 03/27/2025 		
Laura Garcia - Investigator			Matthew Dunklin - Investigator Supervisor		
Distribution: Headquarters – Division of Regulation / SAO 10					

Ex A