

FAX TRANSMISSION

TO: Keith E. Hope, Arbitrator
Office of the General Counsel
Condominium Arbitration and Mediation Program
Florida Department of Business and Professional Regulation (DBPR)

FAX NUMBER: (850) 487-0870

PHONE NUMBER: (850) 414-6867

FROM: James L. Rouse, Sr.

306 Cherokee Avenue

Haines City, FL 33844

Ph. 443-831-9081

Fax. 863-353-1497

Jamesrouse25@gmail.com

Florida Bar No.: 0104547

ON BEHALF OF: Owners Voting for Recall, Larry Bassett

Designated Homeowners' Representative (Respondent)

DATE: June 25, 2026

CASE STYLE: THE FOREST AT RIDGEWOOD HOMEOWNERS ASSOCIATION, INC.,

Petitioner,

v.

OWNERS VOTING FOR RECALL, LARRY BASSETT, DESIGNATED

HOMEOWNERS' REPRESENTATIVE,

Respondent.

CASE NUMBER: DBPR Case No. 2026-02-9833

TOTAL PAGES: 24 (including cover sheet)

SUBJECT: FILING SUBMISSION PURSUANT TO MAY 4, 2026 ORDER

COMMENTS:

Pursuant to Arbitrator Keith E. Hope's Order Requiring Answer to Petition and Rule 61B-80.111, F.A.C., Respondent hereby submits the following formal pleadings for filing in the above-styled matter:

1. Notice of Appearance
2. DBPR Form HOA 6000-9 (Answer to Petition)
3. Addendum A — Respondent's Response to Statement of Facts
4. Addendum B — Respondent's Affirmative Defenses
5. Addendum C — Respondent's Request for Affirmative Relief
6. Exhibit A — Process Server's Notarized Affidavit of Service (Fulfilling Ordered Item #4)
7. Exhibit B — March 18, 2026 Election Cancellation Notice
9. Exhibit C — March 11, Candidate email for election open seat
10. Exhibit D — Trust ownership regarding ballots

CONFIDENTIALITY NOTE: The information contained in this facsimile transmission is intended only for the personal and confidential use of the designated recipient named above.

If the reader of this message is not the intended recipient, you are hereby notified that any review, dissemination, distribution, or copying of this communication is strictly prohibited.

If you have received this transmission in error, please immediately notify the sender by telephone and destroy the material.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF FLORIDA LAND SALES, CONDOMINIUMS, AND MOBILE HOMES

IN RE: PETITION FOR RECALL ARBITRATION

**THE FOREST AT RIDGEWOOD HOMEOWNERS’
ASSOCIATION, INC.,**

Petitioner,

v.

Case No. 2026-02-9833

**OWNERS VOTING FOR RECALL, AND
LARRY BASSETT, DESIGNATED
HOMEOWNER’S REPRESENTATIVE,**

Respondents.

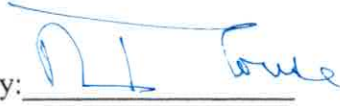
_____ /

NOTICE OF APPEARANCE

COMES NOW, the undersigned counsel, and files this Notice of Appearance on behalf of Respondent, OWNERS VOTING FOR RECALL, AND LARRY BASSETT, DESIGNATED HOMEOWNERS' REPRESENTATIVE, in the above-styled matter.

The undersigned requests that copies of all orders, notices, pleadings, correspondence, and other papers filed or served in this proceeding be directed to the counsel at the address, telephone number, and email address listed below.

Dated this 25th day of June, 2026.

By: 

James L. Rouse, Sr.

Florida Bar No. 0104547

306 Cherokee Avenue

Haines City, FL 33844

Ph. 443-831-9081

Primary Email: jamesrouse25@gmail.com

Attorney for Respondent(s)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via electronic mail on this 25th day of June, 2026, to: Jennifer A. Englert, Esq., The Orlando Law Group, PL, 12031 Lake Underhill Rd., Suite 213, Orlando, Florida 32828, at jenglert@theorlandolawgroup.com. And Faxed to Mr. Keith E. Hope, Office of the General Counsel, DBPR Arbitration Division, at Fax No. 850-487-0870

By: 

Attorney for Respondent(s)

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF FLORIDA LAND SALES, CONDOMINIUMS, AND MOBILE HOMES**

Note that this form is to be used for the filing of an answer in all arbitration and mediation proceedings conducted under Chapter 720, Florida Statutes.

**THE FOREST AT RIDGEWOOD
HOMEOWNERS ASSOCIATION, INC.**

**Petitioner(s) (name of association
or homeowner filing petition),**

**v. Case No. 2026-02-9833
Owners Voting for Recall, Larry Bassett, (To be assigned by Division)
Designated Homeowners' Representative**

**Respondent(s) (name of association or
homeowner named as respondent).**

ANSWER TO PETITION

Respondent shall file an answer using this form. The original answer must be filed with the arbitrator at: Division of Florida Condominiums, Timeshares and Mobile Homes, Arbitration/Mediation Section, 2601 Blair Stone Road, Tallahassee, Florida 32399-1030, or faxed to 850.487.0870. In addition, a copy of the answer must be mailed to petitioner, petitioner's attorney, or petitioner's representative, as applicable.

1. Name, mailing address, telephone number, and e-mail address of respondent (party filing this answer):

Larry Bassett, 318 Boxwood Drive, Davenport, Florida 33837

407-519-1193 Larry@LTS.world

2. Name, mailing address, telephone number, and e-mail address of respondent's representative, if any:

James L. Rouse, Sr., 306 Cherokee Ave., Haines City, FL 33844

Ph. 443-831-9081

Email: jamesrouse25@gmail.com

If Respondent's representative is not an attorney, attach DBPR Form HOA 6000-6, QUALIFIED REPRESENTATIVE APPLICATION.

RESPONSE TO STATEMENT OF THE FACTS

State those facts from the STATEMENT OF FACTS portion of the petition that you deny. Refer to the particular paragraph in the petition that you dispute. All facts not specifically denied will be considered admitted.

(1) See Attached Addendum A

Respondent's Response to Statement of Facts

(2)

(3)

(4)

(5)

(6)

DEFENSES

State all defenses, including all facts supporting each defense, and all additional facts that may be relevant.

(1) See Attached Addendum B - Respondent's Affirmative Defenses

(2)

(3)

(4)

If the dispute involves your tenant, occupant, guest, etc., state the complete name and mailing address of that person, if it was not already provided in the petition for arbitration:

See Attached Addendum C Respondent's Request for Affirmative Relief

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by
or Emailed to Jennifer Englert, The Orlando Law Group,
U.S. Mail to: 12031 Lake Underhill Road, Suite 213, Orlando, Florida 32828
and FAX to Keith E. Hope at 850-487-0870 DBPR Arbitration Section,
2601 Blair Stone Rd, Tallahassee, Florida 32399-1030, on this 25th
day of June, 2026.



Signature of each Respondent,
Respondent's attorney, or
Respondent's representative

Addendum A: Respondent's Response to Statement of Facts

1. Admitted.

2. Admitted.

3. Admitted.

4. Denied. Respondent denies the accuracy and completeness of the list of respondents. Respondent further denies that any ballots submitted by the owners were lawfully or validly rejected by a legally constituted board quorum.

5. Denied. Respondent denies that his contact information or legal representation status is unknown to Petitioner.

6. Admitted.

7. Denied. Respondent denies that there were three (3) legally qualified, active seats on the board at the time of service. The President's seat was legally vacated on March 27, 2026, due to an unconstitutional election cancellation, and the second seat was left vacant by a March 5 resignation.

8. Denied. Respondent admits 88 votes were cast but denies that any of the 14 ballots were lawfully disputed or rejected. Respondent further denies that Edward Burdon was not subject to recall, as his secret, unnoted replacement appointment was void *ab initio*.

9. Denied. Respondent denies that the next election date is unknown or a year away. The election for the President's seat was required to be held on March 27, 2026, and was unlawfully cancelled after Respondent's candidate ran unopposed. The next members meeting and election is to be held in January of each year.

10. Denied. Respondent denies that service was attempted or executed on Sunday, April 12, 2026. Process was validly executed on Monday, April 13, 2026, at 7:24 p.m. via lawful Chapter 48 substitute service on a co-resident over the age of 15 at Director Mack's primary residence. See Exhibit A.

11. Admitted.

12. Admitted in part, Denied in part. Respondent admits a meeting occurred on April 21, 2026. Respondent denies that the meeting possesses any legal validity, as it was held outside the mandatory 5-business-day window and lacked a legally constituted board quorum.

13. Denied. Respondent denies that any of the 14 listed ballots were lawfully or properly rejected. The board lacked the legal authority, factual grounds, and corporate quorum required to reject individual written agreements. Refer to Exhibit D for accepted practice regarding Trust rejections.

14. Denied. Respondent denies that service was executed on Sunday, April 12, 2026. Respondent further denies that service was executed upon an improper stepson. Service was validly executed on Monday, April 13, 2026, upon a 38-year-old co-resident son-in-law in strict compliance with Chapter 48, Florida Statutes.

15. Admitted. *(Note: This paragraph just quotes the text of the administrative rule, so it is safe to admit its text exists).*

16. Denied. Respondent denies that service was executed on Sunday, April 12, 2026. Respondent further denies that the service was merely a vague "attempt" at process.

Service was legally perfected upon the association via authorized substitute service on a qualified co-resident under Section 48.031(1)(a).

17. Denied. Respondent denies that service of process failed. Service upon a sitting board member's primary residence via a qualified co-resident constitutes effective, perfected service upon the association under F.A.C. Rule 61B-81.003 and Chapter 48, Florida Statutes.

18. Admitted. *(Note: This simply quotes the statute's compliance requirement).*

19. Denied. Respondent denies that Section 48.20 applies to this matter. Service was not executed on a Sunday; it was executed on Monday, April 13, 2026, making the exceptional circumstances affidavit rule completely inapplicable.

20. Denied. Respondent denies that Section 48.081 controls or limits service of a recall petition. F.A.C. Rule 61B-81.003 explicitly dictates that service upon *any* sitting board director constitutes effective service upon the entire association.

21. Denied. Respondent denies that service should be quashed or that the petition for recall should be dismissed.

22. Denied. Respondent denies that he failed to obtain enough ballots. Respondent obtained a clear legal majority of 88 valid ballots, exceeding the required 83 voting interests needed to certify the recall.

23. Denied. Respondent denies that the ballots voting for the recall of Ed Burdon are invalid. Under DBPR recall jurisprudence, a director cannot defeat a active majority recall drive by resigning mid-stream to manipulate the board's voting composition.

Addendum B: Respondent's Affirmative Defenses

DEFENSE NO. 1: Valid Substitute Service Under Chapter 48, Florida Statutes

Petitioner's Motion to Quash is factually flawed and lacks legal merit. F.A.C. Rule 61B-81.003(1)(c) explicitly authorizes service of a recall agreement via "service of process as provided in Chapter 48, F.S." (pp. 7-8). Respondent perfectly executed process on Monday, April 13, 2026, at 7:24 p.m. under Fla. Stat. § 48.031(1)(a) by leaving the package at Director Kevin Mack's usual place of abode with a resident co-occupant (his 38-year-old son-in-law) who was over 15 years of age and informed of its contents. Personal hand-delivery directly to the director is not statutorily required.

DEFENSE NO. 2: Factual Falsity of Sunday Service Claim

Petitioner falsely asserts in paragraphs 10, 14, 16, and 19 of the Petition that service was attempted on Sunday, April 12, 2026, in violation of Fla. Stat. § 48.20 (pp. 6-7, 9). As demonstrated by the attached verified, notarized Return of Service executed by a State-certified process server (Exhibit A), process was executed on Monday, April 13, 2026. Because service occurred on a business day, the Sunday blackout restrictions under Section 48.20 are completely inapplicable.

DEFENSE NO. 3: Primacy of DBPR Recall Service Rules Over Fla. Stat. § 48.081

Petitioner erroneously argues in paragraph 20 that corporate service hierarchies under Fla. Stat. § 48.081 govern this matter (p. 9). DBPR recall rules explicitly supersede general corporate service sequences. F.A.C. Rule 61B-81.003 establishes that service of a written recall agreement upon *any* individual board director constitutes effective, perfected service upon the association as a whole (p. 7).

DEFENSE NO. 4: Prima Facie Presumption of Service and Shifted Burden of Proof

Under Florida law, a Return of Service executed and notarized by a certified process server is presumed valid and stands as prima facie evidence of proper service (*Koster v. Sullivan*, 160 So. 3d 385). The burden completely shifts to Petitioner to overcome this presumption through clear and convincing evidence. Petitioner's bare, unverified assertions that they did not receive the documents fail to meet this strict evidentiary standard.

DEFENSE NO. 5: Waiver of Service Intent via General Appearance

Petitioner has legally waived any valid objection to service of process. By answering the substantive, facial merits of individual ballot votes in paragraph 13 of their Petition and seeking final summary relief, Petitioner entered a general appearance in this arbitration docket (pp. 6-7). Under Florida civil procedure, a party cannot actively litigate the factual merits of a case while simultaneously claiming the court lacks jurisdiction due to defective service.

DEFENSE NO. 6: Untimely Board Meeting Triggers Automatic Certification

Under F.A.C. Rule 61B-81.003, because service was executed after 5:00 p.m. on Monday, April 13, it became legally effective on Tuesday, April 14, 2026 (p. 7). The board was required to hold its mandatory vote-determination meeting within five (5) business days, establishing a strict legal deadline of Tuesday, April 21, 2026. By waiting until 4:00 p.m. on April 21 to convene, the board failed to properly act *within* the statutory window, triggering automatic certification of the recall by operation of law (p. 6).

DEFENSE NO. 7: Invalid "Holdover" Status and Unlawful Cancellation of Member Election

The Board President's vote to reject the recall on April 21 is legally void due to bad-faith holdover manipulation. The association scheduled a mandatory member election for the President's seat on March 27, 2026, following notices sent on March 5.

Respondent's candidate was the sole individual to submit a timely intent form. Under Florida HOA regulations, when a candidate runs unopposed, no election meeting is required, and the candidate is seated automatically on the scheduled election date. By unlawfully cancelling the March 27 meeting "without reason," the President illegally attempted to retain power. He was a holdover with no legal authority to vote against the recall on April 21.

DEFENSE NO. 8: Substantively Void Recess Appointment Wipes Out Quorum

The seat filled by the purported director voting at the April 21 meeting is legally vacant. Fla. Stat. § 720.303(2) mandates that vacancies filled by remaining board members must occur at a duly noticed, open meeting of the board with at least 48 hours of advance community notice (p. 7). The appointment of the replacement director on March 9 was performed in secret, outside of an open meeting, and without community notice. This pocket appointment is void *ab initio*, meaning the appointee was an imposter whose vote against the recall is a legal nullity.

DEFENSE NO. 9: Total Failure of Board Quorum to Reject Ballots

Because the President's vote was void due to an illegal holdover violation and the appointee's vote was void due to Sunshine Law violations, the board completely lacked

a legally constituted corporate quorum on April 21. A single director cannot form a quorum to pass a corporate resolution rejecting a recall. Because no valid board quorum voted to reject the ballots, the recall must be certified.

DEFENSE NO. 10: Ineffectiveness of Mid-Drive Resignation to Stop Recall

Petitioner's claim in paragraph 23 that votes against Director Ed Burdon are invalid because he resigned on March 5 is contrary to Florida administrative rules (p. 9). Under F.A.C. Rule 61B-81.003(5)(b), if a director resigns while a majority recall drive is active, the resignation is deemed temporary pending the arbitrator's final order. A board member cannot defeat the community's right to vote for replacement candidates by resigning mid-stream to disrupt the board's voting composition.

Addendum C: Respondent's Request for Affirmative Relief

COMES NOW, Respondent, Owners Voting for Recall, Larry Bassett, Designated Homeowners' Representative, and respectfully requests that the Arbitrator enter a Final Order granting the following relief:

1. **DENY and DISMISS** Petitioner's Motion to Dismiss and Motion to Quash Service of Process with prejudice, finding that Respondent fully perfected substitute service upon the association on Monday, April 13, 2026, in strict compliance with Chapter 48, Florida Statutes, and F.A.C. Rule 61B-81.003 (p. 7).
2. **DECLARE** the board's April 21, 2026 meeting a legal nullity due to an untimely convening outside the statutory window (p. 6), a total lack of a legally constituted corporate quorum, and the inclusion of invalid votes cast by an unlawful holdover president and a void recess appointee.
3. **DECLARE** that the 14 ballots selectively rejected by the invalid board quorum are valid, legally binding written agreements that satisfy all statutory requirements (p. 6).
4. **ORDER** the automatic certification of the written recall agreement against Board Member Kevin Mack and the vacant seat formerly held by Ed Burdon (pp. 6, 9), pursuant to operation of law.
5. **ORDER** the immediate removal of Kevin Mack from the Board of Directors, and declare the secret March 9, 2026 recess appointment completely void (p. 9).
6. **ORDER** the immediate seating of the replacement candidates validly selected by the homeowners on the face of the standard DBPR recall ballots.

7. **AWARD** Respondent all reasonable attorney's fees and costs incurred in defending this action, pursuant to Section 720.311(1), Florida Statutes (p. 9), and Rule 61B-80.123, F.A.C., to be paid by Petitioner.
8. **GRANT** any other such relief the Arbitrator deems just, proper, or equitable.

RETURN OF SERVICE

IN THE CIRCUIT/COUNTY COURT OF THE 1st JUDICIAL CIRCUIT
IN AND FOR Polk COUNTY, FLORIDA

Kevin Mack
Plaintiff/Petitioner
v. Larry Bassett
Defendant/Respondent

Case Number: _____

Documents to be Served: Recall Petition

VERIFIED RETURN OF SERVICE

I received the process on the 13 day of April, 2026 at 7:06 o'clock P.m.
I served the process on the 13 day of April, 2026 at 7:06 o'clock P.m. at the following location
1011 Golf Course Pkwy Davenport and served Kevin Mack in the following manner:
Address/ City/County and State FL 33837 Name of Person Served

INDIVIDUAL SERVICE - Fla. Stat. §48.031(1)(a) - By delivering to the person named above a true copy of the process, with the date and hour of service endorsed thereon by me, along with a copy of the complaint, petition, or other initial court document.

SUBSTITUTE SERVICE - By leaving a true copy of the process, with the date and hour of service endorsed thereon by me, along with a copy of the complaint, petition, or other initial pleading or court document, to the person named above as the:

- ____ Co-Resident at the usual place of abode who is 15 years of age or older - Fla. Stat. §48.031(1)(a)
____ Spouse as long as within county, spouse live together and spouse agrees to be served - Fla. Stat. §48.031(2)(a)
____ Person in Charge - Fla. Stat. §48.031(2)(b)
____ Partner of a partnership - Fla. Stat. §48.061(1)
____ Person in Charge at Private Mailbox - Fla. Stat. §48.031(6)

CORPORATE SERVICE - By delivering a true copy of this process, with the date and hour of service endorsed thereon by me, along with a copy of the complaint, petition, or other initial pleading or court document to the person named above as the:

- ____ Highest Ranking Officer - Fla. Stat. §48.081(5)
____ Registered Agent of the within named corporation or employee of Registered Agent - Fla. Stat. §48.081(3)(a) and §48.091
____ Employee of the within named corporation at said corporation's place of business because service could not be made on the registered agent for failure to comply with Fla. Stat. §48.091

POSTED SERVICE (Landlord-Tenant Only) - By attaching a true copy of this process with the date and hour of service endorsed thereon by me, together with a copy of the complaint of petition, to a conspicuous place on the property described within after making two (2) attempts not less than six (6) hours apart in that the tenant could not be found and there was no person residing therein, fifteen (15) years of age or older upon whom service could be made.

First Attempt: 4/13/26 @ 7:24 PM

Date and Time

Second Attempt: _____

Date and Time

The following is a physical description of the person upon whom process was executed:

Served Son-In-Law-Resident Age 38, Male, Race White
height 5'9" Hair Red,

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 13th day of April, 2026 by the affiant who produced ID or is personally known.

Jonathan McRae
NOTARY PUBLIC

My Commission Expires: 5-21-2026

Delmeri Reed 4/13/26
PROCESS SERVER # 6008919

Appointed in accordance with State Statutes



JONATHAN MCRAE
Commission # NH 218821
Expires May 21, 2026



Forest at Ridgewood HOA - Annual Membership Meeting Cancellation Notice

From donotreply@cincsystems.net <donotreply@cincsystems.net>

Date Thu 3/19/2026 11:41 PM

To Larry Bassett <larry@bassetts.us>

Good evening, Residents,

Please be advised that the upcoming Annual Membership Meeting for Forest at Ridgewood Homeowners Association, Inc., previously scheduled for March 27, 2026, has been **canceled**.

At this time, the meeting will not take place as originally noticed. Once additional information becomes available, including any rescheduled date if applicable, the community will be notified accordingly.

We apologize for any inconvenience and appreciate your understanding.

If you have any questions, please contact Jedi Management at admin@jedimanagement.com or 689-204-2057.

Thank you,
Jedi Management
On behalf of the Board of Directors
Forest at Ridgewood Homeowners Association, Inc.
[www.JediManagement.com]www.JediManagement.com

To unsubscribe, click [here](#)

Powered by [CINC Community Association Management Software](#)

Forest at Ridgewood Homeowners Association, Inc.

c/o Jedi Management

**FIRST NOTICE OF 2026 ANNUAL MEETING
AND SOLICITATION OF CANDIDATES**

March 04, 2026

Dear Homeowner,

NOTICE IS HEREBY GIVEN, pursuant to the governing documents of the Association, of the 2026 Annual Meeting of Forest at Ridgewood Homeowners Association, Inc. ("Association"), to be held:

Date: March 27, 2026
Time: 1:00 p.m.
Location: Polk County Sheriffs Northeast Substation
1100 Dunson Rd, Davenport, FL 33896

The purpose of this meeting is to elect one (1) Director to the Association for a term of three (3) years and hold the annual meeting of the Association. This First Notice of Meeting is for the purpose of soliciting candidates for the Board position.

If you have an interest in being considered for election to the Board, please submit the enclosed *"Notice of Intent to be a Candidate for the Board."* Please have your submissions to the Association's manager on or before **March 12, 2026.**

Although it is not required, you may include with your "Notice of Intent to be a Candidate for the Board" an Information Sheet no larger than 8 1/2" x 11" (one side only) containing your qualifications and/or platform for office. If you submit an Information Sheet, it must be received by the Association's manager on or before **March 12, 2026.**, or it will not be included with the "Second Notice of Annual Meeting."

The "Second Notice of Annual Meeting," including an agenda, proxy, ballot and information sheets will be mailed to the Association's Members at least fourteen (14) days prior to the date of the Annual Meeting. Thank you in advance for your attention to this very important matter. We look forward to seeing you at the Annual Meeting.

If you have any questions, please feel free to email Jedi Management at admin@jedimanagement.com or call at 689-204-2057.

The Board of Directors of Forest at Ridgewood Homeowners Association, Inc.

Forest at Ridgewood Homeowners Association, Inc.
c/o Jedi Management

NOTICE OF INTENT

TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS

I, _____, hereby place my name in nomination as a candidate for the Board of Directors for **Forest at Ridgewood Homeowners Association, Inc. (the "Association")**, as indicated below. By my signature below, I also attest that I am an owner with the Association.

Property Address: _____

City, State & Zip: _____

Candidate's Signature: _____

Printed Name: _____

Date: _____

NOTICE OF BOARD ELIGIBILITY REQUIREMENTS

Pursuant to Chapter 720, of the *Florida Statutes*, a person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the day that he or she could last nominate himself or herself or be nominated for the board may not seek election to the board, and his or her name shall not be listed on the ballot. A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the day that he or she could last nominate himself or herself or be nominated for the board may not seek election to the board, and his or her name shall not be listed on the ballot. A person serving as a board member who becomes more than 90 days delinquent in the payment of any fee, fine, or other monetary obligation to the association shall be deemed to have abandoned his or her seat on the board, creating a vacancy on the board to be filled according to law. For purposes of this paragraph, the term "any fee, fine, or other monetary obligation" means any delinquency to the association with respect to any parcel. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, may not seek election to the board and is not eligible for board membership unless such felon's civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board. The validity of any action by the board is not affected if it is later determined that a person was ineligible to seek election to the board or that a member of the board is ineligible for board membership.

NOTE ON BOARD MEMBER CERTIFICATION

Within 90 days after being elected or appointed to the board, each newly elected or appointed director shall certify in writing to the Secretary of the Association that he or she has read the association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. In lieu of this written certification, the newly elected or appointed director may submit a certificate of having satisfactorily completed the educational curriculum administered by a division-approved education provider within 1 year before or 90 days after the date of election or appointment. A director who fails to timely file the written certification or educational certificate is suspended from service on the board until he or she complies with this sub-paragraph. The board may temporarily fill the vacancy during the period of suspension.

PLEASE RETURN THIS FORM TO:

Email: admin@jedimanagement.com



Outlook

The Forest HOA Board of Directors

From Carmen Freeman <orma78grad@aol.com>**Date** Wed 3/11/2026 8:39 PM**To** admin@jedimanagement.com <admin@jedimanagement.com> 1 attachment (1 MB)

HOA Notice of Intent and Bio.pdf;

To whom it may concern:

Please find attached my Notice of Intent to be a Candidate and a brief bio.

If you have any questions, you may contact me at this email address.

I would be grateful if you confirm receipt of this email and attachment via return email.

Thank you,
Carmen Freeman
133 Golf Course Parkway

Forest at Ridgewood Homeowners Association, Inc.
c/o Jedi Management

NOTICE OF INTENT

TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS

I, Carmen M. Freeman, hereby place my name in nomination as a candidate for the Board of Directors for **Forest at Ridgewood Homeowners Association, Inc. (the "Association")**, as indicated below. By my signature below, I also attest that I am an owner with the Association.

Property Address: 133 Golf Course Parkway

City, State & Zip: Davenport, FL 33837

Candidate's Signature: Carmen M Freeman

Printed Name: Carmen M Freeman

Date: 3/10/2026

NOTICE OF BOARD ELIGIBILITY REQUIREMENTS

Pursuant to Chapter 720, of the *Florida Statutes*, a person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the day that he or she could last nominate himself or herself or be nominated for the board may not seek election to the board, and his or her name shall not be listed on the ballot. A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the day that he or she could last nominate himself or herself or be nominated for the board may not seek election to the board, and his or her name shall not be listed on the ballot. A person serving as a board member who becomes more than 90 days delinquent in the payment of any fee, fine, or other monetary obligation to the association shall be deemed to have abandoned his or her seat on the board, creating a vacancy on the board to be filled according to law. For purposes of this paragraph, the term "any fee, fine, or other monetary obligation" means any delinquency to the association with respect to any parcel. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, may not seek election to the board and is not eligible for board membership unless such felon's civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board. The validity of any action by the board is not affected if it is later determined that a person was ineligible to seek election to the board or that a member of the board is ineligible for board membership.

NOTE ON BOARD MEMBER CERTIFICATION

Within 90 days after being elected or appointed to the board, each newly elected or appointed director shall certify in writing to the Secretary of the Association that he or she has read the association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. In lieu of this written certification, the newly elected or appointed director may submit a certificate of having satisfactorily completed the educational curriculum administered by a division-approved education provider within 1 year before or 90 days after the date of election or appointment. A director who fails to timely file the written certification or educational certificate is suspended from service on the board until he or she complies with this sub-paragraph. The board may temporarily fill the vacancy during the period of suspension.

PLEASE RETURN THIS FORM TO:

Email: admin@jedimanagement.com

Carmen Freeman 133 Golf Course Parkway

Goal: Help The Forest be the best community it can be.

Education and Background:

- 1) Bachelor degree in Business Administration and Economics
- 2) Associate degree in Paralegal Technology
- 3) Team Leader of employees at 2 major companies
- 4) Board of Trustees member for a private school in NC. Member of the Finance Committee and Chairman of the Alumni Outreach Committee

I have been a homeowner for almost 2 years. During this time, I have watched and learned what works and what does not.

With any organization, transparency and communication are key and as a Board member, I would work to strengthen both. The majority of my career was in customer service. All of these jobs involved being able to work with and for a diverse population.

Under Florida HOA law, putting the burden on the homeowner representative to "prove" a trust's internal authority completely flips the legal standard on its head.

Why Getting the Trust Documents is Unnecessary

DBPR recall arbitrators look at very specific elements when analyzing trust property ballots, and the law heavily favors the validity of the ballot.

- **The Deed Overrides the Defect:** If the individual's name is listed *directly on the deed* alongside or within the trust name, and they signed as the owner, they hold legal title. The DBPR arbitrator will look at the public county deed—not private trust papers—to verify ownership.
- **The Burden of Proof Belongs to the Board:** In a Florida recall arbitration, the **Association bears the strict burden of proof** to show that a ballot is invalid. It is *not* your job to prove it is valid. If the board claims the trustee or deed-listed owner did not have corporate or trust authority to sign, **the board** must subpoena or produce the evidence showing a lack of authority. They cannot just say "we don't know, so it's rejected." [\[1\]](#)
- **The "Presumption of Validity":** Arbitrators operate under the legal presumption that a signature by a listed deed holder or trustee is valid unless there is active, written proof of fraud or a conflicting vote submitted by a co-owner before the recall was served.
- **The "Voting Certificate" Trap:** If the board is claiming they rejected the ballots because the owners failed to file a "Voting Certificate" clarifying who signs for the trust, arbitrators consistently rule that if the HOA has not strictly enforced voting certificates in past general elections, they are legally **estopped** (barred) from weaponizing that rule to defeat a recall. [\[1, 2\]](#)

ET-4850

EPSON
EXCEED YOUR VISION

Fax Last Transmission

PAGE. 001/001

2026.06.25 14:47

Name : LTS PROPERTY SERVICES

Fax : 8633531497

Date	Time	Type	ID	Duration	Pages	Result
06.25	14:08	PCsend	8504870870	38:52	024	OK