

Case No.: 2026026742

Respondent: Larry Bassett, CAM65662

Date: August 9, 2026

Florida Department of Business and Professional Regulation Division of Regulation
1313 North Tampa Street, Suite 915
Tampa, FL 33602

Re: Response to Complaint Filed by David Walker

I submit this response pursuant to Section 455.225, Florida Statutes. This response addresses the jurisdictional applicability of the allegations and the timing of events surrounding the filing of the complaint. No portion of this response should be construed as agreement with, admission to, or validation of any factual assertions made by the complainant.

I. Jurisdictional Applicability Under §§ 468.436 and 455.227

The complaint concerns alleged conduct occurring between **2020 and 2024**, a period during which I did **not** hold a Community Association Manager license. My CAM license (CAM65662) was issued on **March 7, 2026**.

Under **§468.436, Florida Statutes**, disciplinary authority applies only to acts performed **while a license is active**. Under **§455.227(1)**, the Department may discipline licensees only for conduct undertaken as **licensees**.

Because the allegations concern **pre-licensure activity**, they fall **outside the Department's jurisdiction** and cannot form the basis for disciplinary action.

II. Prior DBPR Resolution of Referenced Matters

The complainant references issues relating to unlicensed activity. These matters were **fully investigated and resolved by DBPR in 2025**. They cannot be reopened or repurposed as grounds for discipline against a license issued in 2026.

III. No CAM Activity Performed for the Association

Since receiving my CAM license, I have **not performed CAM services** for The Forest at Ridgewood. Any actions referenced in the complaint were undertaken **solely in my capacity as a property owner**, not as a licensed Community Association Manager.

My CAM license has **no involvement** with this association or Vesta Master's CAM Association as he stated in his complaint.

IV. Procedural Timeline Relevant to the Filing of the Complaint

The timing of the complaint corresponds directly with a recall action initiated by homeowners.

- **April 13, 2026 – 7:06 PM:** A recall petition was served on the Board.
- **April 16, 2026:** The complainant asserted that the recall was “not received” until this date.
- **April 17, 2026 – 4:43 PM:** The complainant filed this CAM complaint with DBPR.

The complaint was filed **one day after** the complainant acknowledged receipt of the recall petition. The allegations concern only pre-licensure conduct and appear to arise from internal governance disputes rather than any licensed activity.

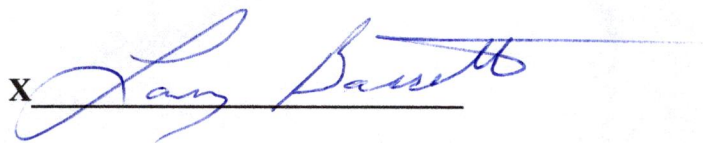
V. Request for Dismissal

For the reasons stated above—

- **lack of jurisdiction,**
- **prior DBPR resolution,**
- **absence of any CAM-related activity, and**
- **clear retaliatory timing—**

I respectfully request that this complaint be **dismissed** as unfounded and outside the scope of the Department’s disciplinary authority.

Respectfully submitted,

X 

**Larry Bassett,
CAM65662**

318 Boxwood Drive
Davenport, FL 33837
Phone: 407-519-1193
Email: Larry@LTS.world