

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

IN RE: PETITION FOR ARBITRATION – HOA RECALL DISPUTE

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

Petitioner,

v.

Case No. 2026-05-5113

**HOMEOWNERS VOTING FOR RECALL, and
LARRY BASSETT, HOMEOWNERS REPRESENTATIVE,**

Respondents.

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**RESPONDENT'S NOTICE OF CASE STATUS UPDATE AND REQUEST FOR
PROMPT DECISION**

Respondent, Larry Bassett, as the designated Unit Owner Representative, respectfully files this Notice of Case Status Update with the Arbitrator, and requests that the Division close the extension window to proceed immediately to a Final Order based on the following grounds:

1. Evidentiary Sufficiency & Math Certainty: In partial compliance with the Arbitrator's Order Requiring Affidavits, Respondent timely filed five (5) notarized homeowner affidavits on September 29, 2026, alongside a formal Notice of Non-Availability regarding a deceased owner. Reconciling these cured ballots against the undisputed pool establishes an unassailable statutory majority of eighty-eight (88) valid recall agreements. Because the eighty-three (83) vote threshold has been thoroughly met and exceeded, the outstanding affidavit for unit owner Mark Kahl is mathematically immaterial to the outcome of this proceeding.

2. Waiver of Outstanding Timeline: Respondent hereby waives the remainder of the extension period previously granted until October 13, 2026. Respondent requests that the Arbitrator

conclude the waiting period and advance this case directly to a final determination on the merits to prevent further administrative delay.

3. Active Vote Interference by Unappointed Individual: Respondent notes that ongoing delays create a severe risk of bad-faith community disruption. Specifically, unit owner Mark Kahl has failed to respond to recent notary coordination following a face-to-face home visit on Saturday, October 4, 2026, by Rob Tobey. As conclusively established by the full meeting recordings and certified transcripts already entering the record of this case, Mr. Tobey has never been legally appointed to the Board of Directors at an open meeting of the association. Despite lacking a valid title, Mr. Tobey continues to represent himself as an active director, vote against consecutive homeowner recall efforts, and directly approach out-of-town owners to interfere with court-ordered affidavit verification.

4. Shadow Revitalization Push While Recall is Pending: Crucially, while this recall arbitration remains actively pending before the Division, the current illegitimate board structure has simultaneously initiated a shadow campaign to revitalize the community's expired Declaration of Covenants under Chapter 720. Packets were distributed on July 26, 2026, listing the unappointed Rob Tobey as a core member of the "Revitalization Organizing Committee." The Board is actively attempting to lock down a 30-year legal framework and bind the community to agreements handled by individuals whose very administrative authority is currently under challenge in this court.

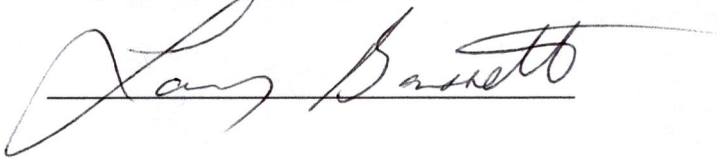
5. Conclusion: The homeowners of the Forest at Ridgewood have verifiably, consistently spoken through an absolute statutory majority of written agreements. The Petitioner's current

unconstituted management group is actively exploiting administrative waiting periods to push real estate covenant alterations and manipulate remaining signers.

WHEREFORE, Respondent respectfully requests that the Arbitrator treat the evidentiary record as closed, note the pattern of active vote interference and parallel administrative manipulation by the unappointed individual, and immediately enter a Final Order Certifying the Recall of the Board of Directors.

Dated this **7th day of October, 2026.**

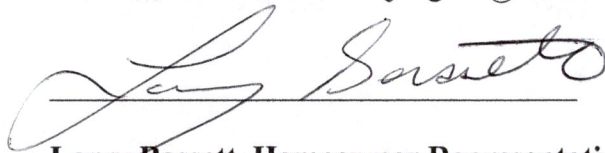
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Larry Bassett", written over a horizontal line.

Larry Bassett, Homeowner Representative
318 Boxwood Drive
Davenport, FL 33837
Phone: (407) 519-1193
Fax: 863-353-1497
Email: LARRY@LTS.WORLD

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by Fax to Jennifer Ann Englert, Esq., The Orlando Law Group, PL, 12301 Lake Underhill Rd Ste 213, Orlando, FL 32828-4511 (jenglert@theorlandolawgroup.com) on this 7th day of October, 2026.

A handwritten signature in cursive script, appearing to read "Larry Bassett", written over a horizontal line.

Larry Bassett, Homeowner Representative