THE FOREST AT RIDGEWOOD HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING — OFFICIAL MINUTES

Date: Wednesday, October 14, 2026

Time: 4:00 PM (Called to Order at 4:02 PM)

Location: The Forest Community Center, 401 Boxwood Dr, Davenport, FL

I. CALL TO ORDER & PROCEDURAL ACTIONS

President **David MacMorran** called the meeting to order at **4:02 PM**.

A quorum was verified pursuant to the **DBPR Summary Final Order dated October 8, 2026**, which certified the recall and seated the replacement Board.

Proof of statutory 48-hour meeting notice was filed and acknowledged.

A total of **33 homeowners signed in**, with additional attendees present who did not sign the roster.

II. FIRST ORDER OF BUSINESS: VACANCY APPOINTMENT & BOARD RESTRUCTURING

Item A — Appointment of Carmen Freeman

A motion was made to formally seat **Carmen Freeman** to the vacant Board Director position. **Vote:** 2–0 (MacMorran, McDaniel). Motion passed.

Following her seating, all subsequent votes were conducted by the full three-member Board.

Item B — Election of Executive Officers

Nominations were opened for officer positions. The Board unanimously elected:

- **President:** David MacMorran

- **Vice President:** Sharon McDaniel
- **Secretary/Treasurer:** Carmen Freeman

Vote: 3–0. Motion passed unanimously.

III. SECOND ORDER OF BUSINESS: MANAGEMENT TERMINATION & ARBITRATION COMPLIANCE

Item C — Termination of Jedi Management Company

Motion to terminate for cause the management contract with **Jedi Management Company** and **Jose Chaparro, LCAM**. **Vote:** 3–0. Motion passed unanimously.

Item D — Review of Mandatory 5-Day Turnover Requirements

The Board reviewed the DBPR-mandated turnover obligations requiring outgoing directors to deliver all corporate records, funds, and assets within five (5) days of the October 8 recall order.

The Board noted that **no records, financials, bank access, or corporate materials** had been turned over by outgoing management or former directors.

Item E — Entry of Communication Obstruction

The Board formally recorded ongoing obstruction and refusal by outgoing management to communicate with the newly seated Board.

Vote: 3–0. Motion passed unanimously.

IV. THIRD ORDER OF BUSINESS: MANAGEMENT SERVICES CONTRACTING

Item F — Interim Emergency Management Agreement

Motion to approve a 90-day interim emergency management agreement with **Bassett HOA Solutions LLC** at a flat rate of **$1,500 per month**. **Vote:** 3–0. Motion passed unanimously.

V. NEW BUSINESS & OPERATIONAL ACTION ITEMS

Item G — Termination of The Orlando Law Group, PL

Motion to terminate for cause all legal representation by **The Orlando Law Group, PL**, and **Jennifer Ann Englert, Esq. Vote:** 3–0. Motion passed unanimously.

Item H — Expenditure & Disbursement Freeze

Motion to institute an immediate freeze on all Association capital account expenditures and disbursements. **Vote:** 3–0. Motion passed unanimously.

Item I — Revocation of Account Access & New Signatories

Motion to revoke all existing account access and authorize new officer signatories for:

- Pinnacle Bank Operating Account (x2685)
- Pinnacle Bank Reserve Account (x2719)

Vote: 3–0. Motion passed unanimously.

Item J — Stop Work Order to Bush Ross (MRTA)

Motion to issue an immediate stop-work order to **Bush Ross** regarding the un-certified MRTA process pending proper evaluation. **Vote:** 3–0. Motion passed unanimously.

Item K — Voluntary Dismissal of Civil Case

Motion to file a **Voluntary Dismissal with Prejudice** to terminate the illegally filed civil lawsuit (Case No. 24-CA-004607) and reallocate accrued vendor costs to former President Dave Walker. **Vote:** 3–0. Motion passed unanimously.

Item L — Board Resolution No. 2026-1014

Motion to adopt **Board Resolution No. 2026-1014**, declaring:

- the non-authority of **Robert Tobey**,
- ratification of **Sheriff's Report #26-42787**,
- authorization of a cease-and-desist order for sign theft, property damage, and misrepresentation.

Vote: 3–0. Motion passed unanimously.

VI. HOMEOWNER COMMENTS

Homeowners engaged in robust discussion regarding:

- steps required to obtain access to Association funds,
- turnover compliance failures by outgoing management,
- the urgent need to complete MRTA properly and lawfully,
- restoration of lawful governance and financial transparency.

VII. ADJOURNMENT

With no further business, the meeting adjourned at **5:08 PM**.

Respectfully submitted, **Carmen Freeman** Secretary/Treasurer Board of Directors The Forest at Ridgewood HOA