

RESPONDENT'S EXHIBIT 11

Case No. **2026-05-5113**

Larry Bassett, Respondent

Date: **September 7, 2026**

Title: July 24, 2026 Recall-Certification Meeting Minutes

Minutes from the 7/24/26 Meeting.
No appointment was made at this meeting.
The transcription/video will prove this to be true.

FOREST HOMEOWNERS ASSOCIATION INC.,

BOARD OF DIRECTORS MEETING MINUTES OF July 24, 2026 at 3:30 PM

RECALL CERTIFICATION/NON-CERTIFICATION MEETING

- I. CALL TO ORDER at 3:34 pm**
- II. POSTING OF MEETING VERIFIED- Placed in all applicable areas of the community.**
- III. QUORUM VERIFIED -Mr. Toby and Mr. Mack were present. Quorum of the Board was established.**
- IV. RECALL MEETING**

Ballots were received on July 20, 2026 by the Association's registered agent.

Noted 88 ballots received but actually 90 on recount.

12 ballots were found defective. For good measure the Board reviewed each of the ballots during this meeting.

The following ballots were rejected for the following reasons:

1. Timothy Beugel 217/219 Boxwood Dr. *rejected cannot tell address number
2. Robert Burkhardt 237 Boxwood Dr. * rejected cannot identify year signed
3. Jorge Avila 319/219 Boxwood Dr. *rejected cannot identify address number
4. Michale Jalemi 113 Golf Course Pkwy * rejected defective check mark
5. Jairo Gomez 337/332 Golf Course Pkwy * rejected cannot identify address number
6. Dale Ellenberger 633 Golf Course Pkwy * rejected unable to identify date 3/22 is 120 day cutoff for ballot validity
7. Crisbel Munoa 745 Golf Course Pkwy * rejected duplicate of #46 above
8. Mark Kahl 816 ?????? * rejected illegible address
9. LIZFCC, LLC 1020 Golf Course Pkwy * rejected improper signature for LLC
10. Juri Zaslawski 1234 Golf Course Pkwy * rejected extra boxes checked
11. Josephine Zaslawski 1234 Golf Course Pkwy * rejected duplicate of #61 above and incomplete address missing address number
12. Kenneth Dugan 147 Southern Pine Way * rejected as duplicate of #81 above.

Director Toby and Mack voted to reject the aforementioned ballots for the reasons stated therein.

Director Toby stated not to certify the recall of Ed Burton because he resigned March 5, 2026 so he was not on the Board when the ballots were delivered.

Meeting adjourned at 3:50 pm.

Forest at Ridgewood HOA - Notice of Special Membership Recall Meeting

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

Date Wed 7/22/2026 2:57 PM

To Larry Bassett <larry@bassetts.us>

 1 attachment (79 KB)

Forest_at_Ridgewood_Recall_Meeting_Agenda.pdf;

Dear Homeowners,

Please be advised that a **Special Membership Recall Meeting** for **The Forest at Ridgewood Homeowners' Association, Inc.** has been scheduled as follows:

Date: Friday, July 24, 2026

Time: 3:00 PM Eastern Time

Location: Virtual via Zoom

The purpose of this meeting is **solely to address the Recall Notice**. No other Association business will be conducted. The agenda consists of:

- Verification of Quorum
- Call to Order
- Recall Notice
- Adjournment

Please refer to the attached meeting agenda for the Zoom meeting information and additional details.

We encourage all members to attend.

Thank you,

Jedi Management, LLC

On behalf of the Board of Directors

The Forest at Ridgewood Homeowners' Association, Inc.

www.jedimanagement.com

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THE FOREST AT RIDGEWOOD HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Date:	Friday, July 24, 2026
Time:	3:00 PM Eastern Time
Location:	Virtual Meeting via Zoom
Mailing Address:	10500 University Center Drive, Suite 190, Tampa, FL 33612

MEETING AGENDA

1. Verification of Quorum
2. Call Meeting to Order
3. Recall Notice
4. Adjournment

Meeting Notice.
No appointment
on the agenda

VIRTUAL MEETING INFORMATION

Zoom Meeting: <https://us02web.zoom.us/j/84235194106?pwd=LAd9DLYhMM6ehva4URp2hUKPF0eQ8o.1>

Meeting ID: 842 3519 4106

Passcode: 957175

Corrected Meeting Time – Forest at Ridgewood HOA - Notice of Special Membership Recall Meeting

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

Date Wed 7/22/2026 3:29 PM

To Larry Bassett <larry@bassetts.us>

 1 attachment (79 KB)

Forest_at_Ridgewood_Recall_Meeting_Agenda.pdf;

Dear Homeowners,

Please disregard the previous email regarding the meeting scheduled for **Friday, July 24, 2026**.

The meeting is a **Board of Directors Meeting**, and the **correct start time is 3:30 PM Eastern Time**, not 3:00 PM as previously stated.

Please find the corrected agenda attached. The agenda includes the Zoom meeting information and reflects the updated start time.

We apologize for the earlier error and appreciate your understanding.

Thank you,

Jedi Management, LLC

On behalf of the Board of Directors

The Forest at Ridgewood Homeowners' Association, Inc.

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RESPONDENT'S EXHIBIT 12

Case No. **2026-05-5113**

Larry Bassett, Respondent

Date: **September 7, 2026**

Title: July 24, 2026 Recall-Certification Meeting Transcription

Audio file

[\(Audio\) 20260724-1916-03.0077884.m4a](#)

Transcript

00:15:55 Robert (Rob) Tobey

Oh.

00:17:07 Jeffery Smith (Orlando Law Group)

Thank you, Kevin, are you there?

00:17:18 Jeffery Smith (Orlando Law Group)

And will any of the other board members be joining us?

00:17:23 Robert (Rob) Tobey

Well, I'm here.

00:17:24 Robert (Rob) Tobey

I'm not sure if Kevin isn't online yet, but I'll check on him.

00:17:31 Robert (Rob) Tobey

Kevin's supposed to be here.

00:17:33 Jeffery Smith (Orlando Law Group)

Okay.

00:17:56 Jeffery Smith (Orlando Law Group)

I think I see Kevin in the waiting room.

00:18:01 Kevin Mack

Hold on.

00:18:01 Jeffery Smith (Orlando Law Group)

Here we go.

00:18:04 Jeffery Smith (Orlando Law Group)

Mr.

00:18:04 Jeffery Smith (Orlando Law Group)

Mack, you here.

00:18:18 Kevin Mack

I'm here and I see Rob.

00:18:20 Jeffrey Smith (Orlando Law Group)

Okay.

00:18:21 Jeffery Smith (Orlando Law Group)

Okay.

00:18:22 Jeffery Smith (Orlando Law Group)

Very good.

00:18:23 Kevin Mack

You can see video too.

00:18:25 Jeffery Smith (Orlando Law Group)

We can.

00:18:28 Jeffery Smith (Orlando Law Group)

Perfect.

00:18:29 Jeffery Smith (Orlando Law Group)

Perfect.

00:18:30 Jeffery Smith (Orlando Law Group)

Do you want to proceed with the meeting or shall I?

00:18:34 Kevin Mack

You can take it away.

00:18:35 Jeffery Smith (Orlando Law Group)

Okay.

00:18:36 Jeffery Smith (Orlando Law Group)

Good afternoon, everyone.

00:18:37 Jeffery Smith (Orlando Law Group)

My name is Jeffrey Smith.

00:18:38 Jeffery Smith (Orlando Law Group)

I'm counsel for the association.

00:18:40 Jeffery Smith (Orlando Law Group)

I'm here for Ms.

00:18:41 Jeffery Smith (Orlando Law Group)

Englert.

00:18:42 Jeffery Smith (Orlando Law Group)

Today this is a special meeting of the Forest at Ridgewood Homeowners Association Board of Directors.

00:18:49 Jeffery Smith (Orlando Law Group)

Today is July 24th, 2026, and the time is 334.

00:18:56 Jeffery Smith (Orlando Law Group)

Mr.

00:18:57 Jeffery Smith (Orlando Law Group)

President, I'd like to establish proper notice for this special meeting has been given.

00:19:02 Jeffery Smith (Orlando Law Group)

Can you please confirm when and where the meeting notice and agenda was posted?

00:19:08 Kevin Mack

I believe Rob knows where it's posted.

00:19:10 Kevin Mack

It was posted at the community.

00:19:12 Kevin Mack

Bulletin board.

00:19:13 Robert (Rob) Tobey

Bulletin board.

00:19:16 Jeffery Smith (Orlando Law Group)

Okay, was it posted with 48 hours notice, Mr.

00:19:18 Jeffery Smith (Orlando Law Group)

Toby.

00:19:19 Robert (Rob) Tobey

Yes, it was posted within the 48 hours notice.

00:19:23 Jeffery Smith (Orlando Law Group)

Okay, thank you.

00:19:24 Jeffery Smith (Orlando Law Group)

Let the minutes reflect.

00:19:25 Jeffery Smith (Orlando Law Group)

Proper legal notice was achieved.

00:19:28 Jeffery Smith (Orlando Law Group)

We have two of the three board members here.

00:19:31 Jeffery Smith (Orlando Law Group)

Is that correct, Mr.

00:19:32 Jeffery Smith (Orlando Law Group)

Toby?

00:19:32 Jeffery Smith (Orlando Law Group)

Mr.

00:19:33 Jeffery Smith (Orlando Law Group)

Mack.

00:19:33 Kevin Mack

Correct.

00:19:34 Jeffery Smith (Orlando Law Group)

Okay, we have

00:19:36 Jeffery Smith (Orlando Law Group)

We have the required majority to conduct official association business.

00:19:40 Jeffery Smith (Orlando Law Group)

We'll now move on with the agenda of considering the recall ballots.

00:19:46 Jeffery Smith (Orlando Law Group)

For the record, and Mr.

00:19:48 Jeffery Smith (Orlando Law Group)

Toby, Mr.

00:19:48 Jeffery Smith (Orlando Law Group)

Mack, please correct me.

00:19:51 Jeffery Smith (Orlando Law Group)

The association was served on July 20th, 2026 with written recall ballots seeking recall of Director Kevin Mack and Director Edward Burton.

00:20:03 Jeffery Smith (Orlando Law Group)

Is that correct?

00:20:07 Robert (Rob) Tobey

Yes.

00:20:07 Jeffery Smith (Orlando Law Group)

And are the total number of voting interests in the association, is that 164?

00:20:15 Kevin Mack

I believe so.

00:20:17 Jeffery Smith (Orlando Law Group)

Okay, that would make the majority 83, correct?

00:20:22 Robert (Rob) Tobey

Correct.

00:20:23 Jeffery Smith (Orlando Law Group)

Okay, and is the total number of ballots served received by the association?

00:20:29 Jeffery Smith (Orlando Law Group)

Did the association receive 88 ballots?

00:20:35 Robert (Rob) Tobey

To my best knowledge, it's the identical, it's the identical recall that they had posted before.

00:20:41 Jeffery Smith (Orlando Law Group)

Well, do you recall the number?

00:20:43 Jeffery Smith (Orlando Law Group)

It was the number of ballots you received 88.

00:20:48 Robert (Rob) Tobey

I didn't review the packet that went to Bush Ross and then was forwarded to you guys.

00:20:54 Jeffery Smith (Orlando Law Group)

Okay.

00:20:54 Jeffery Smith (Orlando Law Group)

Has the board reviewed the ballots?

00:20:58 Kevin Mack

The original packet, yes.

00:20:59 Robert (Rob) Tobey

And I can't recall the total amount.

00:21:02 Robert (Rob) Tobey

It was 88 delivered.

00:21:04 Jeffery Smith (Orlando Law Group)

OK.

00:21:07 Jeffery Smith (Orlando Law Group)

Well, we're going to have to review the notes.

00:21:12 Jeffery Smith (Orlando Law Group)

Hold on one moment.

00:22:12 Jeffery Smith (Orlando Law Group)

Can all of you see the screen with the ballots on them?

00:22:14 Kevin Mack

Yes.

00:22:15 Robert (Rob) Tobey

Yes.

00:22:22 Jeffery Smith (Orlando Law Group)

Okay.

00:22:24 Jeffery Smith (Orlando Law Group)

Now we have taken the opportunity to review on our end some of these ballots.

00:22:30 Jeffery Smith (Orlando Law Group)

But what I'm going to do is scroll through them so the board can review the ballots that they received.

00:22:39 Jeffery Smith (Orlando Law Group)

And if I go too fast, please let me know and I'll stop and we can back up.

00:23:27 Jeffery Smith (Orlando Law Group)

And let the minutes reflect that we are scrolling through all of the ballots that were received by the association.

00:28:15 Jeffery Smith (Orlando Law Group)

okay Mr.

00:28:16 Jeffery Smith (Orlando Law Group)

Toby Mr.

00:28:17 Jeffery Smith (Orlando Law Group)

Mack um you've had an opportunity to review all the ballots that were provided to the board is that correct?

00:28:22 Kevin Mack

Correct.

00:28:23 Robert (Rob) Tobey

Correct that is correct.

00:28:26 Jeffery Smith (Orlando Law Group)

Upon our review

00:28:28 Jeffery Smith (Orlando Law Group)

I'm going to run through our recommended rejections and those reasons to get them on the record.

00:28:36 Jeffery Smith (Orlando Law Group)

After we're done, if you could please follow along, we're going to ask if the board concurs.

00:28:43 Jeffery Smith (Orlando Law Group)

And if the board concurs, we will move not to certify, but that will be the board's choice.

00:28:50 Jeffery Smith (Orlando Law Group)

Upon review, we recommend rejecting 12 of the ballots received.

00:28:56 Jeffery Smith (Orlando Law Group)

Beginning with the first one,

00:28:59 Jeffery Smith (Orlando Law Group)

It looks like Mr.

00:29:00 Jeffery Smith (Orlando Law Group)

Timothy Bugle of either 217 or 219 Boxwood Drive.

00:29:08 Jeffery Smith (Orlando Law Group)

This ballot we recommend rejecting because we cannot tell which address number this address is for.

00:29:16 Jeffery Smith (Orlando Law Group)

Number 2, Robert Burkhart, 237 Boxwood Drive.

00:29:22 Jeffery Smith (Orlando Law Group)

This is rejected because we cannot tell the year of the date this ballot was executed.

00:29:29 Jeffery Smith (Orlando Law Group)

Number 3, George Avilia.

00:29:33 Jeffery Smith (Orlando Law Group)

Either 319 or 219 Boxwood Drive.

00:29:37 Jeffery Smith (Orlando Law Group)

This ballot was rejected again because we cannot identify the address number.

00:29:43 Jeffery Smith (Orlando Law Group)

Number 4, Michael Jalemi, 113 Golf Course Parkway.

00:29:50 Jeffery Smith (Orlando Law Group)

This was rejected because the check marks are defective.

00:29:54 Jeffery Smith (Orlando Law Group)

I think it crosses over into an additional box.

00:29:59 Jeffery Smith (Orlando Law Group)

Number 5, Giro Gomez.

00:30:02 Jeffery Smith (Orlando Law Group)

Again, either 337 or potentially 332 Golf Course Parkway.

00:30:09 Jeffery Smith (Orlando Law Group)

This is rejected because we cannot identify the address number.

00:30:15 Jeffery Smith (Orlando Law Group)

Number 6, Dale Ellenberger, 633 Golf Course Parkway.

00:30:21 Jeffery Smith (Orlando Law Group)

It's rejected because we are unable to identify the date

00:30:28 Jeffery Smith (Orlando Law Group)

It appears it might be 322 is the cutoff deadline, the 120 day deadline.

00:30:36 Jeffery Smith (Orlando Law Group)

If I recall correctly, this potentially could be March 21st.

00:30:40 Jeffery Smith (Orlando Law Group)

I'm not sure, but this date is ineligible.

00:30:46 Jeffery Smith (Orlando Law Group)

Cristobal Munia, 745 Golf Course Parkway.

00:30:52 Jeffery Smith (Orlando Law Group)

This one is rejected because it was a duplicate.

00:30:56 Jeffery Smith (Orlando Law Group)

Number 8, it looks like Mark Kale, 816.

00:31:01 Jeffery Smith (Orlando Law Group)

And that's all we have.

00:31:04 Jeffery Smith (Orlando Law Group)

There's no street address on this ballot.

00:31:06 Jeffery Smith (Orlando Law Group)

So that's rejected for illegible address.

00:31:11 Jeffery Smith (Orlando Law Group)

Liz FCC, LLC.

00:31:14 Jeffery Smith (Orlando Law Group)

This is #9, 1020 Golf Course Parkway, rejected for improper signature for an LLC or other business entity.

00:31:26 Jeffery Smith (Orlando Law Group)

Number 10, Jury Zaslawski.

00:31:30 Jeffery Smith (Orlando Law Group)

My apologies for any mispronunciations.

00:31:34 Jeffery Smith (Orlando Law Group)

One, two, three, 4 Golf Course Parkway.

00:31:38 Jeffery Smith (Orlando Law Group)

It's rejected because extra boxes are checked.

00:31:42 Jeffery Smith (Orlando Law Group)

Joseph, number 11, Josephine Zaslawski, one, two, three, 4 Golf Course Parkway.

00:31:49 Jeffery Smith (Orlando Law Group)

This is rejected because it's a duplicate of Mr.

00:31:53 Jeffery Smith (Orlando Law Group)

and Ms.

00:31:53 Jeffery Smith (Orlando Law Group)

Jury's prior ballot.

00:31:57 Jeffery Smith (Orlando Law Group)

Lastly, Kenneth Dugan, 147 Southern Pine Way.

00:32:03 Jeffery Smith (Orlando Law Group)

This one was rejected as a duplicate ballot as well.

00:32:09 Jeffery Smith (Orlando Law Group)

And upon 12, obviously if we subtract 12 from 88, we have 76.

00:32:19 Jeffery Smith (Orlando Law Group)

Upon careful review,

00:32:22 Jeffery Smith (Orlando Law Group)

Is it the board's determination not to certify the recall at this time?

00:32:30 Kevin Mack

Yes.

00:32:31 Jeffery Smith (Orlando Law Group)

Mr.

00:32:31 Jeffery Smith (Orlando Law Group)

Toby or Mr.

00:32:32 Jeffery Smith (Orlando Law Group)

Mack.

00:32:32 Robert (Rob) Tobey

Yes.

00:32:32 Robert (Rob) Tobey

Okay.

00:32:35 Jeffery Smith (Orlando Law Group)

I'll motion not to certify the recall based on the documented deficiencies.

00:32:42 Jeffery Smith (Orlando Law Group)

Do we have a second?

00:32:45 Robert (Rob) Tobey

I'll second that.

00:32:47 Jeffery Smith (Orlando Law Group)

Okay, the recall is not certified.

00:32:50 Jeffery Smith (Orlando Law Group)

In accordance with Florida Statute 72303, we'll be filing a petition for binding arbitration with the DBPR within five full business days.

00:33:02 Jeffery Smith (Orlando Law Group)

Unless there are any other comments or questions for Mr.

00:33:06 Jeffery Smith (Orlando Law Group)

Toby or Mr.

00:33:07 Jeffery Smith (Orlando Law Group)

Mack, we motion to adjourn the meeting.

00:33:11 Robert (Rob) Tobey

The only other comment I'd have is

00:33:13 Robert (Rob) Tobey

The last time the recall came through, it had Ed Burden's name on it this time.

00:33:17 Robert (Rob) Tobey

They all appear to have Ed Burden's name on it again.

00:33:20 Robert (Rob) Tobey

He resigned on March 5th.

00:33:25 Jeffery Smith (Orlando Law Group)

Okay.

00:33:25 Robert (Rob) Tobey

So he is not on the board when the ballots were delivered the first time.

00:33:30 Robert (Rob) Tobey

He's not on the board this time either.

00:33:33 Jeffery Smith (Orlando Law Group)

Understood.

00:33:33 Jeffery Smith (Orlando Law Group)

We'll have to address that in our petition.

00:33:36 Robert (Rob) Tobey

Okay.

00:33:37 Jeffery Smith (Orlando Law Group)

And we'll be sending that to you likely early next week.

00:33:41 Jeffery Smith (Orlando Law Group)

We have five business days to file it with the DBPR from today.

00:33:46 Kevin Mack

Thank you.

00:33:48 Jeffery Smith (Orlando Law Group)

Okay.

00:33:48 Jeffery Smith (Orlando Law Group)

Thank you.

00:33:48 Jeffery Smith (Orlando Law Group)

Meeting is adjourned.

00:33:50 Jeffery Smith (Orlando Law Group)

Thank you for your time, everyone.

00:33:51 Kevin Mack

Thanks.

00:33:52 Robert (Rob) Tobey

Thanks.

RESPONDENT'S EXHIBIT 13

Case No. **2026-05-5113**

Larry Bassett, Respondent

Date: **September 7, 2026**

Title: July 24, 2026 Recall-Certification Meeting Video Recording

Video has been uploaded to a thumbdrive and will arrive FedEx