

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS

CASE NUMBER: 2003-091886

COMPLAINT MADE BY: Edward Franklin Morris
200 Lakeview Drive #309
Weston, FL 33326

DATE COMPLAINT RECEIVED: October 30, 2003

COMPLAINT MADE AGAINST: SALVATORE F. FIORE
11530 SR 84
Davie, FL 33325

LICENSE NUMBER: CAM 17883

INVESTIGATED BY: Michael Green, Margate Region IX
BIS Office

REVIEWED BY: Brian Higgins

STAFF RECOMMENDATION: R-42 (Insufficient Evidence)

CLOSING ORDER

THE COMPLAINT: Subject is alleged to be in violation of Section 468.436(1)(b)(5), Florida Statutes, which states that committing acts of gross misconduct or gross negligence in connection with the profession constitutes grounds for which the disciplinary action in subsection (3) may be taken.

THE FACTS: At all times material hereto, Subject was acting as the community association manager for Bonaventure 5 Condominium Association, Inc. ("Association"), a master association for several properties. Complainant, the Board of Directors President for Building Six of Racquet Club Apartments, asserted that Subject did not adequately respond to his request for certain information regarding the condominium association. Complainant received some of the documents from his request, but not an inclusive record of the information he needed. Further, Complainant claimed financial misconduct by Subject, but did not provide any concrete documentation for these allegations.

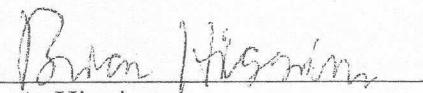
Subject stated he never denied Complainant any information that was requested.

THE LAW: Based on the foregoing, the evidence does not support prosecution of the specified violations of Chapter 468, Part VIII, Florida Statutes, or the rules promulgated

thereunder. Therefore, this case should be closed without further prosecution and without prejudice to reopen if the Department receives additional evidence or determines, upon further review, that the determination to close was in error.

It is, therefore **ORDERED** that this case should be and thereby is **DISMISSED**.

DONE and **ORDERED** this 21st day of July, 2004.



Brian A. Higgins
Assistant General Counsel
By Delegation of the Secretary

BAH/klw
Case No. 2003-091886



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Florida's Future...
DBPR
Right Here,
Right Now.

Jeb Bush
Governor

Diane Carr
Secretary

MEMORANDUM OF DEPARTMENTAL
FINDING OF PROBABLE CAUSE

SUBJECT: Salvatore F. Fiore

CASE #: 2003-091886

LICENSE #: CAM 17883

Office of the
General Counsel

1940 North Monroe Street
Tallahassee, Florida
32399-2202

I have reviewed the investigative report and the recommendations regarding the above-referenced matter, and find probable cause does not exist to believe Salvator F. Fiore is subject to disciplinary action for violation of Section 468.436(1)(b)(5), Florida Statutes.

VOICE
850.488.0062

FAX
850.414.6749

INTERNET
www.MyFlorida.com/dbpr

DATED this 14th day of July 2004.

Charles F. Tunnicliff
Charles F. Tunnicliff
Chief Professions Attorney



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Florida's Future...
DBPR
Right Here,
Right Now.
Jeb Bush
Governor

Edward Franklin Morris
200 Lakeview Drive #309
Weston, FL 33326

'JUL 22 2004

RE: SALVATORE F. FIORE
Case No. 2003-091886

Jeb Bush
Governor

Diane Carr
Secretary

Office of the
General Counsel
1940 North Monroe Street
Tallahassee, Florida
32399-2202

VOICE
850.488.0062

FAX
850.414.6749

INTERNET
www.myflorida.com

Dear Mr. Morris:

Please be advised the Department has reviewed the above-referenced case and closed without a finding of probable cause to believe that Salvatore F. Fiore violated provisions of Chapter 468, Part VI, Florida Statutes, and/or the rules promulgated pursuant thereto.

Thank you for your interest and effort in bringing this matter to our attention.

Please contact me if you have any questions.

Sincerely,

Brian Higgins

Brian A. Higgins
Assistant General Counsel

BAH/klw



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Florida's Future...

DBPR

*Right Here,
Right Now.*

Jeb Bush
Governor

Diane Carr
Secretary

Office of the
General Counsel

1940 North Monroe Street
Tallahassee, Florida
32399-0750

VOICE
850.488.0062

FAX
850.414.6749

INTERNET
www.MyFlorida.com/dbpr

SALVATORE F. FIORE
11530 SR 84
Davie, FL 33325

JUL 22 2004

RE: Case Number: 2003-091886
Complaint By: Edward Franklin Morris

Dear Mr. Fiore:

Our office has reviewed the above-referenced case that was filed against you. Please be advised that the complaint is being closed, as the evidence contained in our file does not support a finding of a violation of Chapter 468, Part VIII, Florida Statutes, and/or the rules promulgated pursuant thereto. This matter could be re-opened if further evidence is found which warrants such action. If the case is re-opened, you will be notified and given further opportunity to respond.

Thank you for your patience in resolving this matter.

Sincerely,

Brian Higgins
Brian A. Higgins
Assistant General Counsel

BAH/klw



DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

INVESTIGATIVE REPORT

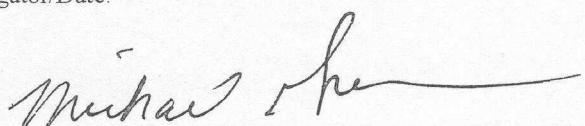
Office: Margate	Date of Complaint: 10/30/03	Case Number: 2003-091886		
Subject: SALVATORE F. FIORE 11530 SR 84 Davie, FL 33325 (954) 270-2203	Complainant: EDWARD FRANKLIN MORRIS 200 Lakeview Drive #309 Weston, FL 33326 (954) 384-2892			
Prefix: CAM	License #: 17883	Profession: Community Association Management	Board: CAM	Report Date: 06/15/04
Period of Investigation: 03/12/04-06/14/04	Type of Report: Final			
Alleged Violation: FS 468.436(1)(b)5- Committing gross incompetency or gross misconduct by failing to exercise due professional care in the performance of CAM duties, pursuant to 61G-203.503(4)(a),FAC.				
Synopsis: <p>This investigation was predicated upon receipt of a complaint submitted by Condominium Board Member Edward Franklin MORRIS against Salvatore F. FIORE, CAM, for allegedly refusing to provide MORRIS information about the condominium association requested by MORRIS. At the time of the complaint MORRIS was the Board President for Building Six of Racquet Club Apartments at Bonaventure 5 Condominium Association, Inc. (Exhibit 1)</p>				
FIORE, was notified of this investigation on 03/12/04. (Exhibit 2)				
<u>An inquiry into DBPR computer records revealed:</u> <ul style="list-style-type: none">• <u>Salvatore F. FIORE</u> was a licensed Community Association Manager, assigned CAM 17883, valid through 09/30/04. (Exhibit 3)• <u>West Broward Property Management, Inc.</u>, was a registered CAM business assigned File #156. (Exhibit 4)• <u>West Broward Community Management, Inc.</u>, was NOT a registered CAM business. (Exhibit 5)				
<u>Investigator Note:</u> FIORE is doing business as West Broward Community Management, Inc., <i>not</i> West Broward Property Management, Inc.				
FIORE was not known to be represented by an attorney during this investigation.				
Related Case:				
Investigator/Date:  Michael Green	Approved By/Date: <i>6-16-2004</i>  Chris Lee			
Michael Green, Investigator LI-82 06/15/04	Chris Lee, Investigator Supervisor LI-59			
Distribution: HDQTRS/BIS				

TABLE OF CONTENTS

	<u>Pages</u>
I. INVESTIGATIVE REPORT COVER	1
II. INVESTIGATIVE REPORT: SYNOPSIS CONTINUATION	3
<u>INTERVIEWS:</u>	4
MORRIS	
FIORE	
REINER	
III. EXHIBITS	
1. UCF	5-12
2. NOTIFICATION LETTER	13
3. DBPR LICENSURE INFO FIORE	14
4. DBPR LICENSURE INFO-WEST BR. PROPERTY	16
6. MANAGEMENT AGREEMENT FROM FIORE	17-23
7. COPIES OF CORRESPONDENCE BETWEEN PARTIES	24-31
8. RESPONSE FROM FIORE W/ ATTACHMENTS	32-35
9. DIV. OF CORP.- CONDO ASSOC.	36-37
10. DIV. OF CORP. – WEST BROWARD COMM. MANAGE.	38

SYNOPSIS CONTINUATION

The investigation revealed:

On 04/71/997, West Broward Property Management, Inc., contracted with Racquet Club Building 6 Tract 7 Condominium Association, Inc., to provide management services to the association. The contract contained an automatic renewal clause, with a 90-day written termination requirement. A copy of the agreement was provided by FIORE via facsimile on 03/22/04. (**Exhibit 6**) Investigator Note: The company name on the contract is not the same as the company registered with the DBPR.

Copies of Correspondence between FIORE, MORRIS and unit owners as submitted by MORRIS revealed an ongoing dispute regarding the quality of maintenance and rule enforcement provided by FIORE to the condominium. In the correspondence, MORRIS questions FIORE'S honesty, and ability to manage the building. In turn, FIORE questions MORRIS' competence and mental stability. On 11/13/03, Samuel B. REINER, II, Attorney for the Board of Directors sent a letter to FIORE which advised the management contract was terminated as of 02/29/04. (**Exhibit 7**) Investigator Note: MORRIS provided no written documentation of his request, or evidence that his request was denied. Further, the specifics of the records requested was never made clear by MORRIS.

On 03/15/04, this Investigator received a written response to the complaint from FIORE. In his letter, FIORE claimed he never denied MORRIS any information regarding the condominium association. He noted that MORRIS was no longer the Board's President. He attached copies of the correspondence previously received from MORRIS. (**Exhibit 8**)

A review of the Division of Corporations on -line records on 06/14/04, revealed:

- Building Six of Racquet Club Apartments at Bonaventure 5 Condominium Association, Inc., was an active corporation. Salvatore FIORE was the Registered Agent. John WOODBURN was the president. Edward MORRIS was the Vice President. (**Exhibit 9**)
- West Broward Community Management, Inc., was an active corporation located at 11530 St. Road 84; Davie, FL 33325. Salvatore FIORE was the sole director. (**Exhibit 10**)

This Investigator performed no further investigation.

INTERVIEWS

Edward MORRIS
200 Lakeview Drive #309
Weston, FL 3326
(954) 384-2892

- Beginning March 12, 2004, this Investigator interviewed MORRIS telephonically on more than one occasion. In summary, MORRIS stated:
- At the time he filed the complaint, he was the President of the Board of Directors. Currently, he is the Vice President.
- He claimed he had requested FIORE provide him copies of certain records pertaining to the condominium association. He did not have written evidence of his request
- He received some records, but had not received everything he asked for. MORRIS was not specific as the particular records he wanted that FIORE allegedly denied him.
- MORRIS also claimed FIORE was not providing the maintenance required for the property. He claimed there was no money from the maintenance fees paid to perform maintenance. He provided no specifics for general allegations of financial misconduct.
- MORRIS claimed that FIORE had been terminated as of February, Then the time frame was backed to April 2004. Later MORRIS claimed that the Board of Directors had not followed through with the termination.

SALVATORE FIORE
11530 SR 84
Davie, FL 33325
(954) 270-2203

On 03/26/04, this Investigator interviewed FIORE telephonically about this investigation. In summary, FIORE stated:

- MORRIS was unstable and had been removed as President by the other board members.
- The termination had been retracted by the current Board of Directors.
- He never denied any records to the association and board members.

Samuel REINER, II, Attorney
One Datran Center
9100 South Dadeland Blvd., Suite 1408
Miami, FL 33156
(305) 670-8282

On 3/26/04 and again on 06/11/04, this Investigator interviewed REINER telephonically about this investigation. In summary REINER stated:

- In November, he was requested to send a notice of termination to FIORE, to be effective in February 2004.
- He was later informed the effective date was to be in April 2004. He was not sure of the date.
- As of 6/11/04, REINER claimed that he had no idea whether the board did terminate FIORE or not. He claimed he has not been called on for legal work from the board for several months.

UNIFORM COMPLAINT FORM

February 13, 2004

16:02:36

COMPLAINT NBR
2003091886

RESPONSIBLE PARTY
MCCULLEY, RONALD

OCC
CAM

ALLEGATION

1. GROSS NEGLIGENCE/INCOMPETENCY

DATE RECEIVED
10/30/2003

SOURCE
CNSM

INCIDENT DATE
10/30/2003

PRIORITY

>>>SOURCE<<<

>>>SUBJECT<<<

EDWARD FRANKLIN MORRIS

LICENSE NBR: CAM17883

EXPIRATION: 09/30/2004 DOB:

200 LAKEVIEW DR #309
WESTON, FL 33326

SALVATORE F. FIORE

PHONE: 954-384-2892

11530 SR 84

DAVIE, FL 33325

LICENSE NBR:

PHONE: (954)270-2203

ANALYSIS: ALLEGED VIOLATION OF 468.436(1)(B)5 - COMMITTING ACTS OF GROSS MISCONDUCT OR GROSS NEGLIGENCE. COMP IS THE PRESIDENT OF THE ASSOCIATION AND HAS REQUESTED COPIES OF RECORDS FROM THE RESP. COMP IS IN THE PROCESS OF REMOVING THE RESP AND MANAGEMENT COMPANY AND THE RESP WILL NOT COMPLY WITH ANY REQUEST FOR INFORMATION. COMP IS ALSO SEEKING CIVIL COUNSEL BECAUSE OF INCONSISTENCIES WITH PAST FINANCIAL RECORDS.

EXHIBIT #
PAGE #

9/6
for
State of Florida
Department of Business and
Professional Regulation

If you have any questions or need assistance in completing this form, please contact the Department of Business and Professional Regulation, Customer Contact Center, at (850) 487-1395.

COMPLAINANT INFORMATION

Last Name morris	First edward	Middle franklin	Title president	Suffix
---------------------	-----------------	--------------------	--------------------	--------

Your Company/Occupation president of board raquet club6 building6 200lakeview drive#309 weston fl.

2003-091886

MAILING ADDRESS

Street Address or P.O. Box 200lakeview drive#309 westonfl. 33326

City weston	State FL	Zip Code (+4 optional) 33326
County (if Florida address) Broward (16)	Country United States	

CONTACT INFORMATION

Primary Phone Number (954) 384-2892	Primary E-Mail Address edward_morris@bellsouth.net
--	---

Unlicensed Activity Complaint? Yes No Unknown

COMPLAINT DESCRIPTION

I have called our Mgt co. for some common aeres betwen our building 6-7 since our two buildings share the same plat of land for the last 2 months. West Broard Mgt Corp and have not recived an answer yet. I have been stonewalled al of this time frame. This morning I recived a call from Mr. Fiore who runs West Broward Mgt. Corp. and he stated that he no intention to send me the info. I requested. Under State Statue#718.111(12). I was told by DBPR. that he is in Violation of that Statue. When we spoke on the phone with Mr.Fiore this morning he advised me that dpr is giving me the wrong info. I was told by him that no such law is thier and DPRis crazy. Then he told me not to call him or his office agian and toll me that I was Fng crazy &your dept.does not what you are talking about. thank you E.Morris

EXHIBIT #
PAGE #

CONTACT PERSON (IF OTHER THAN YOURSELF)

Last Name morris	First judith	Middle	Title wife	Suffix
---------------------	-----------------	--------	---------------	--------

MAILING ADDRESS

Street Address or P.O. Box 200 lakeview drive#309

City weston	State FL	Zip Code (+4 optional) 33326
-------------	----------	------------------------------

County (if Florida address) Broward (16)	Country United States
--	-----------------------

CONTACT INFORMATION

Primary Phone Number (954)384-2892	Primary E-Mail Address edward_morris@bellsouth.net
---------------------------------------	---

PRIVATE ATTORNEY FOR COMPLAINANT (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address)	Country United States
-----------------------------	-----------------------

CONTACT INFORMATION

Primary Phone Number (954)384-2892	Primary E-Mail Address edward_morris@bellsouth.net
---------------------------------------	---

SUBJECT OF COMPLAINT

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

Company/Organization 200 lakeview drive#309 raquet club 6 building6

MAILING ADDRESS

Street Address or P.O. Box 200 lakeview drive#309

City weston	State FL	Zip Code (+4 optional) 33326
-------------	----------	------------------------------

County (if Florida address) Broward (16)	Country United States
--	-----------------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

RESIDENCE ADDRESS (IF DIFFERENT THAN MAILING ADDRESS)

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address)	Country United States
-----------------------------	-----------------------

**EXHIBIT #
PAGE #**

PRIVATE ATTORNEY FOR SUBJECT OF COMPLAINT (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address)	Country United States
-----------------------------	-----------------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

WITNESS (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address)	Country United States
-----------------------------	-----------------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

WITNESS (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address)	Country United States
-----------------------------	-----------------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

I affirm that I have provided the above information completely and truthfully to the best of my knowledge.

State of Florida
Department of Business and Professional Regulation
1940 North Monroe Street

If you have any questions or need assistance in completing this form, please contact the Department of Business and Professional Regulation, Customer Contact Center, at

STATUTORY DEFINITION OF COMMUNITY ASSOCIATIONS

Name of Association	west broward mgt. corp.
Address of Association	11530 state road 84 davie fl. 33325
Is this a residential homeowners' association in which membership in the association is a condition of	
<input type="radio"/> Yes <input checked="" type="radio"/> No	
Is the association authorized to impose a fee which may become a lien against a unit if not paid?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
What is the total number of units within the association? 73 total	

PERFORMING AS A COMMUNITY ASSOCIATION MANAGER (CAM)

Name of the Subject	salvatorie fiore
Is the Subject employed by one or more associations or by a company that provides services to one or	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
If yes, how many associations are involved? mine	
Name of association(s) and/or company: west broward communitymgmt.	
Total number of units in all associations: 1000	
Does the Subject receive compensation (for instance, a salary, reduction in rent or fees, free rent, or any	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
What is the total dollar amount of the association's annual budget(s)? 108000	

SPECIFIC DUTIES

Does the Subject have the authority to control or disburse association funds, for instance:

- | | | | |
|----|--|--------------------------------------|-------------------------------------|
| a. | Does the Subject receive funds from unit owners, either by check or cash? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| b. | What does the Subject do with the funds: write receipts, make bank deposits? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| c. | Does the Subject post funds to the accounts? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| d. | Does the Subject have the authority to sign checks and does the Subject | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| e. | Does the association maintain a petty cash fund and is the Subject authorized to | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| f. | Does the Subject have the authority to make changes in the association accounts? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| g. | Does the Subject work directly for a licensed CAM or is he/she a licensed CAM? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| | If you answered yes, what is the name
and license number of the CAM? | cam 11883 | |

Can the Subject incur charges on association accounts? Yes No

Who approves invoices for payment (work completed, supplies delivered)? (Name and Address)
edward morris 200 lakeview drive#309 weston fl.33326

Does the Subject have input regarding the monthly or yearly financial statements? Yes No

Explain: either approve or not

Does the Subject have input in preparing the annual budget? Yes No

Explain:

Does the Subject determine when or how to provide notice of association meetings? Yes No

Does the Subject conduct the association meetings? Yes No

Does the Subject coordinate the overall operation of the association? Yes No

Does the Subject supervise other association employees? Yes No

Who do unit owners notify with maintenance problems? edward morris

Is the Subject a registered agent for the association? Yes No

Does the Subject perform clerical functions under the direct supervision and Yes No

If you answered yes, what is the name
and license number of the CAM?

Does the Subject perform only maintenance services? Yes No

ADDITIONAL INFORMATION (attach additional pages if needed):

and has to follow the boards recomendations

I certify the above is true and correct to the best of my knowledge and belief.

FAX TRANSMISSION

To: C. River

Company/Department: President Rendant G Bldg 4

FAX: 1-305-670-8989

Phone: 954) 384-2892

From: Edward Morris

Date: 12-1-03

No. of pages (incl. this one) 4

Message:

Please read and give input as to mandatory reserve funds. You must think we still in going to be our representative for the Condo at 2000 NW 101 Street. Edward Morris phone # 33326. Apparently he has not realized he is no longer needed his email

WT Labor

BUILDING 6 OF RACQUET CLUB APTS. AT
BONAVENTURE
CONDOMINIUM ASSOCIATION, INC.

PROXY

The undersigned hereby appoints _____ as my proxy, with full powers of substitution, for the matters to come before the membership at the Budget Meeting of BUILDING 6 OF RACQUET CLUB APTS. AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC. to be held on DECEMBER 18, 2003 AT 7:00 P.M. IN THE LOBBY OF YOUR BUILDING and any adjournment thereof. (if you fail to designate a proxyholder above, it will be presumed that you wish for the President of the Association, on behalf of the Board, to serve as your proxy holder.)

I CAST MY VOTE AS FOLLOWS:

_____ 1. - Vote to maintain a statutory reserve account.

_____ 2. - Vote against maintaining a statutory reserve account.

Dated: _____, 2003

Unit # _____ Address: _____

Please print your name below next to your signature.

Must be signed by all owners or the designated voting representative.

Printed Name

Signature

Printed Name

Signature

Florida's Future...

DBPR

Right Here,
Right Now.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
Jeb Bush, Governor
Diane Carr, Secretary



MARCH 12, 2004

CONFIDENTIAL TO:
SALVATORE F. FIORE
11530 SR 84
DAVIE, FL 33325

RE: CASE NO. 2003091886

DEAR SALVATORE F. FIORE:

THE DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION, DIVISION OF REGULATION, HAS RECEIVED A COMPLAINT AGAINST YOUR LICENSE TO PRACTICE AS A(N) COMMUNITY ASSOCIATION MANAGER.

PURSUANT TO SECTION 455.225, FLORIDA STATUTES, WHEN AN INVESTIGATION OF ANY PERSON IS UNDERTAKEN, THE DEPARTMENT FURNISHES THE PERSON WITH A COPY OF THE COMPLAINT OR DOCUMENT THAT RESULTED IN THE INITIATION OF THE INVESTIGATION. THE PERSON MAY SUBMIT A WRITTEN RESPONSE TO THE INFORMATION CONTAINED IN SUCH COMPLAINT OR DOCUMENT WITHIN TWENTY (20) DAYS AFTER SERVICE TO THE PERSON. IF YOU DO RESPOND IN WRITING, PLEASE INCLUDE THE DBPR CASE NUMBER IN ANY CORRESPONDENCE. THE PERSON'S WRITTEN RESPONSE SHALL BE CONSIDERED BY THE PROBABLE CAUSE PANEL.

THE ENCLOSED COMPLAINT ALLEGES A POSSIBLE VIOLATION OF CHAPTER 489(I), FLORIDA STATUTES, OR ANY RULE ADOPTED BY THE BOARD. WE MAY BE CONTACTING YOU TO SCHEDULE AN APPOINTMENT SO THAT YOUR STATEMENT REGARDING THIS MATTER MAY BE OBTAINED. HOWEVER, YOU ARE NOT REQUIRED TO ANSWER ANY QUESTIONS OR GIVE ANY STATEMENT. YOU HAVE THE RIGHT TO BE REPRESENTED BY LEGAL COUNSEL.

PURSUANT TO SECTION 455.225(10), FLORIDA STATUTES, THE COMPLAINT AND ALL INFORMATION OBTAINED PURSUANT TO THE INVESTIGATION IS CONFIDENTIAL UNTIL TEN (10) DAYS AFTER PROBABLE CAUSE IS FOUND TO EXIST, IF SUCH A FINDING IS MADE, OR UNTIL THE LICENSEE WAIVES HIS OR HER RIGHT OF CONFIDENTIALITY, WHICHEVER OCCURS FIRST.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE NUMBER BELOW.

SINCERELY,


MICHAEL GREEN - INVESTIGATOR SPECIALIST II
REGIONAL OFFICE IX
5080 COCONUT CREEK PKWY, SUITE A
MARGATE, FL 33063-3942
PHONE: (954) 917-1331/(954) 805-4161 FAX: (954) 917-1343

ENCLOSURE

File Edit View Favorites Tools Help

Back Forward Stop Refresh Favorites Media

Address https://www.myfloridalicense.com/wts/WTSLE72.HTM

Go Links

Client 500 Division of Professions

Ingreen

06/14/2004

Lic Type	3801	Community Association Manager	Indy/Org #	4797962
File #	16777	FIORE, SALVATORE F	Expires	09/30/2004
License #	17883	CAM	Extended To	
Fed Tax #		Current, Active	Renewed	07/18/2002

Street # 11530 Street SR 84

Line 2

Line 3

City DAVIE

Prov/State FL

Postal/Zip 33325

Routing

1st License 10/30/1997 Rank Date 10/01/2000 Certificate # 1107

Method

Status Date 10/01/2000

Certificate Date 07/18/2002

Fee Exempt

Birth Date

Renewal Sent

Modifiers

Notes TLRenew:0:10/30/1997 TLRenew:0:04/04/1998
TLRenew:0:06/01/1998 TLRenew:0:06/07/2000

Exit

BEST LIC NBR CAM17883

Done

Internet

Page 1 Sec 1 1/4 At 5.2" Ln 27 Col 64

REC TRK EMT OMR WPH

DX

Start

Inbox

WT...

BPR...

Divi...

Micr...

Micr...

Desktop

My Computer My Network Places Help和支持

3:59 PM

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Media

Address https://www.myfloridalicense.com/wts/WTSLE72.HTM

Go Links

§ 11 Maintain basic data (xeru)

Client #	3802	CAM Business	Indv/Org #	4549314
Fed Tax #	2666417	PIN #	Expires	
File #	156	WEST BROWARD PROPERTY MANAGEMENT, INC.	Extended To	
License #		Current, Active	Renewed	

Organization WEST BROWARD PROPERTY MANAGEMENT, INC.

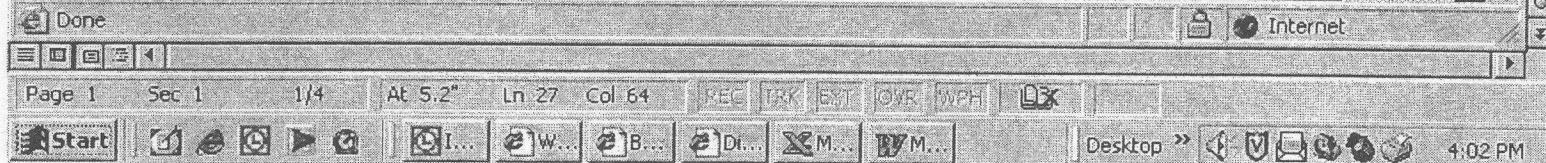
Mailing Address

Street #	8254	Street	STATE RD 84
Line 2			
Line 3			
City	DAVIE	Prov/State	FL
County	16 Broward	Country	
Routing			
Phone #	Ext		
E-Mail			
Insp Region			

Name
Address
Phone
E-Mail
Notes

Updated 04/04/1998 08:04:55

By CONVERT



File Edit View Favorites Tools Help

Back

Forward



Search

Favorites

Media



Address https://www.myfloridalicense.com/wts/WTSLE72.HTM

Go

Links >

Find License (all)

Key

Board	38	Community Association Managers
Lic Type		
Action		
File #	BEST LIC NBR	Alternate Key
License #		
Fed Tax #		
Indv/Org #		

Find

Clear

List

Name

Surname	First	Second	Suffix
Individual			
Org/Key	west broward community management, Inc.		

Current Names Only Primary Names Only

Address

Address Type	Mr.
Street	
City	
Postal/Zip	

No records retrieved.

OK

Exit

Done

Internet

Page 1 Sec 1 1/4 At 5.2" Ln 27 Col 64

REC TRK EXT DNR WPH LBR

Start

Inbox WTS BPR Div Mic Mic

Desktop

4:03 PM

EXHIBIT #
PAGE #

WEST BROWARD COMMUNITY
MANAGEMENT, INC.

COVER SHEET FOR FAX TRANSMISSION

DATE: 3/22/04 NUMBER OF PAGES (INCLUDING THIS ONE) 7

PLEASE DELIVER TO:

NAME: MR. MICHAEL GREEN

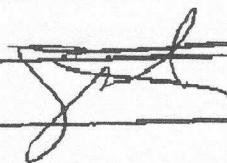
COMPANY: DBPR

FAX: # 954 917 1343

FROM: SAC Fions

RE: for your request.

THank you,



WEST BROWARD PROPERTY MANAGEMENT, INC.
8270 STATE ROAD 84
DAVIE, FLORIDA 33324

MANAGEMENT AGREEMENT

THIS MANAGEMENT AGREEMENT made and entered into this 1ST day of APRIL, 1997, by and between **WEST BROWARD PROPERTY MANAGEMENT, INC.**, a Florida Corporation, (hereinafter called "Management Firm"), located at 8270 State Road 84, Davie, Florida, 33324; and **RACQUET CLUB BUILDING 6 TRACT 7 CONDOMINIUM ASSOCIATION, INC.** a Not-for-Profit Corporation, (hereinafter called "Association"), and the representatives, successors and assigns of the parties hereto:

WITNESSETH:

WHEREAS, Association has been formed to administer the operation and management of RACQUET CLUB BUILDING 6 TRACT 7'

CONDOMINIUM ASSOCIATION, INC. a condominium association, located in BONAVENTURE, BROWARD COUNTY, Florida.

WHEREAS, orderly and uniform administration, upkeep and management of Condominium property is necessary and essential for the preservation and promotion of the Associations economic values and the convenience and well being of the residents of the Association; and

WHEREAS, Association is desirous of employing professional management of its 39 condominium units;

WHEREAS, Management Firm is active in the management field and is presently operating a management company for the management of community associations and has available to it management and service personnel experienced in projects of similar nature and has qualified management personnel in its employ.

WHEREAS, Management firm is desirous of furnishing management services to Association and;

WHEREAS, Association is desirous of employing Management Firm for the compensation of the terms and conditions hereinafter set forth.

WHEREAS, Management Firm will furnish management services to Association for and in consideration of the premises and in consideration of the mutual covenants and agreement hereinafter set forth the parties do covenant and agree as follows:

REQUIREMENT:

1. EMPLOYMENT: Association does hereby employ Management Firm as the exclusive manager to the Association's property. Management Firm does hereby accept such employment.
2. TERM: The term of the Agreement shall commence on APRIL 1, 1997 and shall terminate two years thereafter. After the initial two year period, either party may terminate this agreement, with or without cause, by giving to the other part a written notice of termination at least ninety (90) days prior to the termination date. The termination notice shall be in writing, shall set forth specifically the date of termination and shall be served upon the other party by termination party by certified mail, return receipt requested. In the event that this agreement is not terminated prior to the expiration of its initial term then this agreement shall automatically renew itself for annual periods with the same terms and conditions unless the other party wishes to re-negotiate same.
3. DUTIES OF THE MANAGEMENT FIRM: Management Firm shall, under the direction and supervision of Association:
 - a. Receive all common expenses, charges, assessments, monies, and receipts of every nature and description which may become due the association from its Members. Special assessments to all unit owners will be at an additional cost of \$1.00 per payment if payable in more than one payment.
 - b. Maintain financial record books, accounts and other records and furnish the Association with a monthly income and expense reports.
 - c. Maintain records of all accounts receivable and proceed with collection of delinquent accounts pursuant to direction of the Association. A collection policy established and approved by the Board, according to your documents, will be strictly adhered to for delinquent accounts. A "10 Day Notice of Intent to Lien" as well as "Notice to Attorney for Lien" are at an additional cost of \$25.00 recoverable from the delinquent homeowner.
 - d. Provide applications and instructions to unit owners wishing to sell/rent their units. The completed package is review by our office for all requirements and submitted to the Association for approval. The association will charge the prospective buyer/tenant a minimum fee of \$100. This fee will be divided equally between management and the association.
 - e. Thoroughly scrutinize all invoices and arrange for payment of same in a timely manner.

f. Not less than sixty (60) days before the beginning of each fiscal year, prepare an annual budget, setting forth an itemized statement of anticipated receipts and disbursements for the forthcoming fiscal year, based upon the previous years' experience and taking into the general condition of the property and the objectives for the ensuing years.

g. Provide figures for the mandatory statutory reserve funds.

h. Maintain the handling of the funds of Association, which funds shall not be commingled with the funds of the Management Firm or any other party, and cause them to be disbursed regularly and punctually. Reserve accounts to be maintained separately.

i. Place orders for supplies as are necessary, in the opinion of Management Firm, to properly maintain Association. All such contracts and orders shall be subject to the following dollar limitations: Management Firm shall not place any single order or execute any single contract, obligation for and on behalf of Association for payment in excess of two-hundred (\$200.00) dollars to any part unless such order or contract is specifically authorized by the Board of Directors of Association, with the exception of instances deemed to be an emergency by the Management Firm.

j. Maintain insurance records and obtain comparative insurance quotes prior to renewal and present same to Board of Directors, as requested.

k. Obtain comparative bids for goods and services at the direction of the Board of Directors whenever practicable. A management fee will be charged for contracts in which the Board of Directors votes to assign full management responsibility to the Management firm including specifications, bids, Notice of Commencement, inspections, daily site supervision, "punch list" process and Claim of Lien satisfaction. The fee is 2% of the value of the contract beginning at \$20,000 up to \$100,000 and 1% for contracts over \$100,000.

l. Have access, at all times, to all portions of the property owned by the Association for any purpose consistent with this agreement.

m. Cause its representatives to attend six meetings per year of the Board of Directors of the Association.

n. Notify Board members of monthly meeting and prepare agenda for same, if requested.

o. Enforce rules and regulations for the use of Association property, Association recreational facilities, and for the use occupancy of the common elements of the Association.

p. Respond to correspondence received by Association.

q. Work with Association's attorney for any legal action which may become necessary and monitor same.

r. Provide mail outs for various Association needs. Postage, printing and copies at Association expense.

s. Supervise all personnel under attached exhibit.

4. COMPENSATION TO THE MANAGEMENT: It is specifically understood and agreed that Management Firm personally shall perform all of the services required here under, except as otherwise specifically agreed, for a net fee, free of all charges and expenses, \$663.00 per month for management services, \$297.00 per month for janitorial services. An increase of 5% per month may be negotiated by the Association and the Management firm upon the renewal period. The Association agrees to include Management Firm's fee in its budget, and to pay same to Management Firm on a monthly basis in advance.

5. MANAGEMENT FIRM AS AGENT: Everything done by Management Firm under the provision of this Agreement shall be done as Agent for the Association, and throughout this relationship Management Firm is accountable to the Board of Directors of the Association and may not take independent action without approval of the Board. Acts or employees of the Management Firm shall be the responsibility of the Management Firm and shall be covered by liability insurance secured and paid for by the Management Firm. All obligations and expenses incurred in the performance of Management Firm's duties and undertakings shall be for the account, on behalf of, and at the expense of the Association. Management Firm shall not be obliged to incur any liability or obligation on account of the Association without assurance that the necessary funds for the discharge thereof will be provided.

6. LIAISON: Association shall appoint one member of the Board of Directors as liaison between Association and Management Firm. Management Firm may rely on the instruction and approval of the person so designated by the Association.

7. MANAGEMENT FIRM'S LIABILITY: Management Firm shall not be liable to Association or its Members for any loss or damage not caused by Management Firm. Association and its Members do hereby indemnify and save Management Firm harmless from any liability for damages, costs and expenses arising from injury to any person or property in, on, about or used event whatsoever unless such injury or loss shall be caused by Management Firm's gross negligence or willful misconduct.

8. ATTORNEY'S FEES AND COSTS: In connection with any litigation arising out of this agreement, the prevailing party shall be entitled to recover all costs and expenses incurred including, but not limited to, reasonable attorney's fees for services rendered in connection with such litigation up to and including all trial and appellate levels.

9. ASSIGNMENT OF THIS AGREEMENT: Management Firm may assign this agreement without prior consent and approval of Association. Also, Management Firm may not sub-contract all or portions of its duties which may be specifically sub-contracted by this Agreement without consent of Association.

10. MODIFICATION: No modification, release, discharge, or waiver of any provision hereof shall be of any force, effect, or value, unless in writing, signed by Management Firm and Association of their respective successors or assigns.

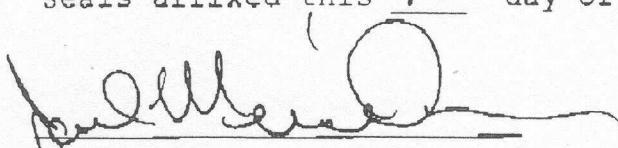
11. ENTIRE AGREEMENT: This instrument contains the entire agreement between the parties hereto as of the date of the execution hereof. Neither party has been induced by the other to enter into this Agreement by representations, promises or understanding not expressed herein.

12. CONSTRUCTION: This instrument is to be construed in accordance with the laws of the State of Florida.

13. PARTS, CAPTIONS AND TITLES: The parts, captions, and titles, contained in this Agreement are for convenience in reference only, and in no way define, limit or proscribe the scope or intent of this Agreement or any part hereof.

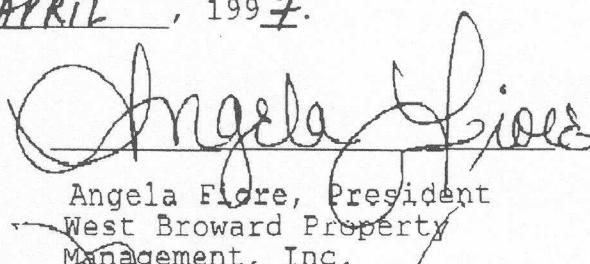
14. OTHER EXHIBITS: Exhibits A is incorporated herein and expressly made part of this Agreement.

15. EXECUTION IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers and their seals affixed this 1st day of APRIL, 1997.



Joel Meiselman, President
Racquet Club Building Six
Condominium Association, Inc.

Witness



Angela Fiore, President
West Broward Property
Management, Inc.

Witness

EXHIBIT A

JANITORIAL SERVICE

West Broward Property Management will provide janitorial service for the purpose of policing the grounds to include the parking lot for debris, palm fronds, etc. All lobbies including glass doors & windows, hallways, stairways, furniture, trash rooms, ashtrays, elevators and glass windows are to be kept clean. Service will be provided five (5) times per week.

Cost: \$297.00 per month

EXHIBIT #
PAGE #

12/27/02

Dear Sid:

I called you last week to talk to you about the decline of the condominium, Bldg 6, 20 Lakeview Drive. So far, you have not returned my call.

People are moving in that do not belong here. I tried to tell you, but apparently you don't care.

I cannot interview any more renters and approve them when they are moving their friends in, who do not belong here.

The carts are being left in the hallways and in the elevator.

The parking situation is deplorable. People park in our spots for hours at a time and get confrontational when we find them and ask them to move.

The call box is supposed to get redone, that hasn't happened.

The list of names over the mailbox hasn't been done. The list outside for the firemen to get in still has not been finished, and yet, you ask for more maintenance money.

We have a lot of right-rag coming in at all hours of the day and night and you don't seem to care.

EXHIBIT #

PAGE #



MAR 15 2004

October 27, 2003

Mr. Ed Morris, President & All Unit Owners
Racquet Club Building 6 Tract 7 Condominium Association, Inc.
200 Lakeview Drive
Weston, FL 33326

Re: Letter dated October 26, 2003 and related events

Dear Mr. Morris:

I am in receipt of your letter dated October 26, 2003. Allow me to respond to your letter point by point:

1. The irrigation system is now and has been running without problems. You observed water on the property as we were on site checking the system on Friday per your request.
2. The unit owner in unit #110 has been written to twice regarding the overweight dog as you and I spoke about on Friday. Should the owner fail to remove the dog, legal action must be taken by the Association. If you choose to do so, please authorize the expense for the legal action.

Myself and my company have been managing agent for the Building for over 10 years without any problems or anyone questioning my judgement, honesty, or my integrity. Only since you have been President has there been any issues blown out of proportion. Your erratic behavior along with your constant harassment of myself and my employees (documented an average of 8 phone calls a day) has left me no choice but to bring this matter to the attention of all of the unit owners. All unit owners should be aware that your abusive behavior has already alienated all of the members of Building 7, making projects that are started almost impossible to accomplish. These very same projects were completed routinely prior to your being President.

Should the unit owners of the Building allow you to continue to act on their behalf I have no choice but to tender my resignation as manager of the Building. I would recommend to the unit owners that control of the Building be turned over to a competent member who is mentally stable and able to conduct themselves in a professional manner.

Mailing Address: P.O. Box 551390, Davie, Florida 33355 • Ph. (954) 472-3820 • Fax (954) 472-3809
Corporate Office: 11530 State Road 84, Davie, Florida 33325

EXHIBIT #
PAGE #

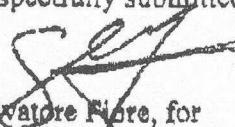
FROM : JUDY

FAX NO. : 9498894512

Nov. 04 2003 11:08AM P2

After over 10 years of loyal service to the Building, I feel you are not acting in the best interest of the Building, but rather acting in a fashion that would allow you to hire your friend as the Building's manager.

Respectfully submitted,


Salvatore Fibre, for
West Broward Community Management, Inc.



11/1/03

To All Residents of Bldg 6:

As you are aware, West Broward Community Management, which is our management co. is not doing their duties when it comes to providing us with even the minimum of care when it comes to the upkeep and maintenance of this building, such as, not turning the lights on in the parking lot at night, not getting rid of the phone books in the lobby, which looks like an eyesore, turning the sprinklers off for 4 months and letting our plants die, and the upkeep of this building keeps going down. We are trying to get the parking lot in shape, and adding more guest parking, but he refuses to help. The parking lot has not been fixed in over 10 years, even though he gets money from our maintenance check every month towards anything that needs to be fixed. Now there is not enough money saved up to fix the parking lot.

In the meantime, our monthly maintenance bill for all the apartments keeps going up every time his contract comes up for us to sign. This year since we started asking where the money is going and why they keep going up. They decided to give us a break and take \$1.00 off our monthly maintenance charges for next year.

Since nothing is being done to enhance our building in any way, we are having to choose another maintenance company which is more than happy to help us out and perhaps our maintenance bill every month will either go down some or they will be able to use that money to enhance our property and make it go up in value. Their contract will be up in April and the board has decided

page # 2

not to renew and go with "The Inner Circle Property Management Group"
Carlos Blanco, president.

I have been informed that letters from West Broward were sent to each unit in
this Bldg. alleging by Salvatore Fiore that I am mentally imbalance. Most of
you personally know me to be fair and equal as to the enforcement of the rules
and regulations.. I do not single out any one tenant for rule violations. Whomever
violates any rules here at Bldg. 6 gets treated equally and fairly.

I need your support in this matter to back me up and to keep me on the board, if
you don't agree, I hold no grudges against any one in this complex. I'm only
trying to have the best interest for our Bldg. first and uppermost.

Sincerely



President of Racquet Club 6
Bldg. #6

EXHIBIT #
PAGE #

10/31/03
CAM # 11883

ATT: BUREAU OF COMPLIANCE:

I am requesting under Chapter # 119 any and all complaints lodged against West Broward Community Mgmt. Their offices are located at 11530 State Road 84, Davie, FL 33325. If it's possible, you can E-mail such documents at edward_morris@bellsouth.net

I am presently the president of Raquet Club 6, Bldg 6 at 200 Lakeview Drive # 309 Weston, FL 33326

In case you have to get in touch with me, my phone number is (954) 384-2892, my cell Number is (954) 336-5600

Thank-you for your prompt response



President Raquet Club 6
Building 6 Weston, FL

EXHIBIT #
PAGE #

FROM THE MEMBERS OF THE BOARD
BLDG. 6, RACQUET CLUB 6
200 LAKEVIEW DRIVE

ATTEN: SALVATORE FIORE:

IT HAS ALREADY BEEN FOUR MONTHS SINCE WE REQUESTED THAT THE SPRINKLER SYSTEM BE TURNED ON. WE HAVE ALREADY GIVEN YOU SUFFICIENT TIME TO FIX THE WATER SYSTEM PROBLEM FOR BUILDING 6 & 7. FINALLY, AFTER I HAD TO THREATEN YOU WITH THE REPLACEMENT OF YOUR MANAGEMENT COMPANY, THE PROBLEM GOT SOLVED IN LESS THAN 1 HR. THE GARDENER TONY AND MYSELF HAD TO MANUALLY WATER THE DYING PLANTS. THE DOG IN APT # 110 IS STILL THERE, I SAW HIM YESTERDAY BEING TAKEN OUT AND DEFACATING IN FRONT OF THEIR PORCH, RIGHT ON THE GRASS. THEY DID NOT EVEN BOTHER TO CLEAN IT UP WITH A SCOOPER. THIS HAS TO STOP IMMEDIATELY.
IF YOUR MANAGEMENT GROUP CAN'T EVEN RESOLVE THESE MINISCULE PROBLEMS, YOU ARE NOT TAKING REASONABLE CARE OF OUR PROPERTIES AND IS IN DIRECT VIOLATION WITH OUR CONTRACT WITH WEST BROWARD MANAGEMENT CORP.
IF THESE PROBLEMS ARE NOT WITHIN 1 WEEK'S TIME RESOLVED. WE AS BOARD MEMBERS HAVE NO ALTERNATIVE BUT TO CONSIDER DISMISSING YOU AND HIRE ANOTHER PROPERTY MANAGEMENT COMPANY.
AS TO THE BUDGET FOR THE FISCAL YEAR, OF 2004, IT WILL NOT BE SIGNED AND APPROVED BY THE BOARD BECAUSE YOU ARE NOT DOING EVEN YOUR MINISCULE AMOUNT OF WORK.
ONCE AGAIN, I HAVE REINTERATED YOU ARE IN VIOLATION OF THE REASONABLE CARE CLAUSE.
I AM STILL GOING TO BE ON THE BOARD, ALONG WITH WOODY AND MANUEL.
I WILL NOT RESIGNED FROM THE BOARD OR BE BULLIED BY YOU OR ANY OF YOUR PEOPLE IN THE OFFICE.
ONCE AGAIN I WILL NOT RESIGN, NOR WILL WOODY OE MANUEL UNTIL WE HAVE DRAWN OUR LAST BREATH.

SINCERLY



THE BOARD MEMBERS
BLDG 6.
200 LAKEVIEW DRIVE

REINER & REINER, P.A.

ATTORNEYS AT LAW
A PROFESSIONAL ASSOCIATION

Samuel B. "Clay" Reiner, II
David P. Reiner, II

www.reinerslaw.com
info@reinerslaw.com

November 13, 2003

TERMINATION NOTICE

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Salvatore Fiore, LCAM
West Broward Community Management, Inc.
11530 State Road 84
Davie, Florida 33325-4022

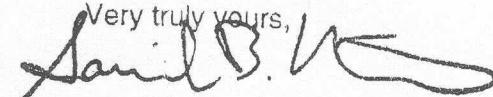
Dear Mr. Fiore:

Please be advised that I represent **Racquet Club Building 6 Tract 7 Condominium Association, Inc.**, with respect to certain general matters and your Management Agreement, dated April 1, 1997 ("Agreement"), in particular. I have been instructed by the Board of Directors to furnish you notice of the termination of that Agreement.

Pursuant to the applicable provisions of the Agreement, you are hereby notified that your services will terminate as of February 29, 2004. I will be in contact with your company during January and February, 2004, to make arrangements for the transfer of any and all condominium records and other property to the new management company.

If you have any questions regarding the foregoing, please do not hesitate to contact me.

Very truly yours,



Stamped Signature To Avoid Delay.
SAMUEL B. REINER, II

cc: Board of Directors
Racquet Club Building 6 Tract 7
Condominium Association, Inc.

WEST BROWARD COMMUNITY MANAGEMENT, INC.

MAR 16 2004

March 15, 2004

State of Florida
Department of Business & Professional Regulation
Regional Office IX
5080 Coconut Creek Pkwy, Suite A
Margate, FL 33063-3942
Attention Mr. Michael Green, Investigator Specialist

Re: Case # 2003091886

Dear Mr. Green:

In response to your letter dated March 12, 2004, please accept the following:

I have never denied Mr. Morris any information regarding the Condominium Association. Please see the enclosed letter I received from Mr. Morris four (4) days prior to the complaint date. In addition, please see my response to Mr. Morris that addresses all of his "concerns" and explains I will not subject my self or my staff to his abuse. Since the complaint was filed, Mr Morris was not re-elected as President by the Board of Directors.

In closing, I have never denied Mr. Morris any information, nor have I been guilty of any wrong doing. Please be advised that the Board of Directors of this Association have never voted to terminate our contract despite Mr. Morris' constant requests to do so . Please advise me if you should need any other information to investigate this complaint.

Respectfully submitted,

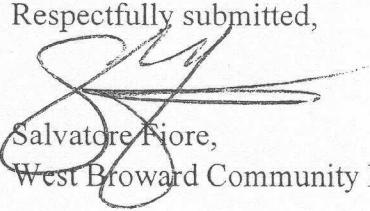

Salvatore Fiore,
West Broward Community Management, Inc.

EXHIBIT #
PAGE #



October 27, 2003

Mr. Ed Morris, President & All Unit Owners
Racquet Club Building 6 Tract 7 Condominium Association, Inc.
200 Lakeview Drive
Weston, FL 33326

Re: Letter dated October 26, 2003 and related events

Dear Mr. Morris:

I am in receipt of your letter dated October 26, 2003. Allow me to respond to your letter point by point:

1. The irrigation system is now and has been running without problems. You observed water on the property as we were on site checking the system on Friday per your request.

2. The unit owner in unit #110 has been written to twice regarding the overweight dog as you and I spoke about on Friday. Should the owner fail to remove the dog, legal action must be taken by the Association. If you choose to do so, please authorize the expense for the legal action.

Myself and my company have been managing agent for the Building for over 10 years without any problems or anyone questioning my judgement, honesty, or my integrity. Only since you have been President has there been any issues blown out of proportion. Your erratic behavior along with your constant harassment of myself and my employees (documented an average of 8 phone calls a day) has left me no choice but to bring this matter to the attention of all of the unit owners. All unit owners should be aware that your abusive behavior has already alienated all of the members of Building 7, making projects that are shared almost impossible to accomplish. These very same projects were completed routinely prior to your being President.

Should the unit owners of the Building allow you to continue to act on their behalf I have no choice but to tender my resignation as manager of the Building. I would recommend to the unit owners that control of the Building be turned over to a competent member who is mentally stable and able to conduct themselves in a professional manner.

After over 10 years of loyal service to the Building, I feel you are not acting in the best interest of the Building, but rather acting in a fashion that would allow you to hire your friend as the Building's manager.

Respectfully submitted,

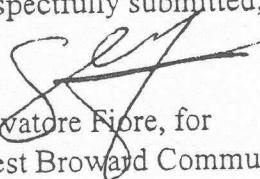

Salvatore Fiore, for
West Broward Community Management, Inc.

EXHIBIT #
PAGE #

FROM THE MEMBERS OF THE BOARD
BLDG. 6, RACQUET CLUB 6
200 LAKEVIEW DRIVE

ATTEN: SALVATORE FIORE:

IT HAS ALREADY BEEN FOUR MONTHS SINCE WE REQUESTED THAT THE SPRINKLER SYSTEM BE TURNED ON. WE HAVE ALREADY GIVEN YOU SUFFICIENT TIME TO FIX THE WATER SYSTEM PROBLEM FOR BUILDING 8 & 7. FINALLY, AFTER I HAD TO THREATEN YOU WITH THE REPLACEMENT OF YOUR MANAGEMENT COMPANY, THE PROBLEM GOT SOLVED IN LESS THAN 1 HR. THE GARDENER TONY AND MYSELF HAD TO MANUALLY WATER THE DYING PLANTS. THE DOG IN APT # 110 IS STILL THERE, I SAW HIM YESTERDAY BEING TAKEN OUT AND DEFACATING IN FRONT OF THEIR PORCH, RIGHT ON THE GRASS. THEY DID NOT EVEN BOTHER TO CLEAN IT UP WITH A SCOOPER. THIS HAS TO STOP IMMEDIATELY. IF YOUR MANAGEMENT GROUP CAN'T EVEN RESOLVE THESE MINISCULE PROBLEMS, YOU ARE NOT TAKING REASONABLE CARE OF OUR PROPERTIES AND IS IN DIRECT VIOLATION WITH OUR CONTRACT WITH WEST BROWARD MANAGEMENT CORP. IF THESE PROBLEMS ARE NOT WITHIN 1 WEEK'S TIME RESOLVED. WE AS BOARD MEMBERS HAVE NO ALTERNATIVE BUT TO CONSIDER DISMISSING YOU AND HIRE ANOTHER PROPERTY MANAGEMENT COMPANY. AS TO THE BUDGET FOR THE FISCAL YEAR, OF 2004, IT WILL NOT BE SIGNED AND APPROVED BY THE BOARD BECAUSE YOU ARE NOT DOING EVEN YOUR MINISCULE AMOUNT OF WORK. ONCE AGAIN, I HAVE REITERATED YOU ARE IN VIOLATION OF THE REASONABLE CARE CLAUSE. I AM STILL GOING TO BE ON THE BOARD, ALONG WITH WOODY AND MANUEL. I WILL NOT RESIGNED FROM THE BOARD OR BE BULLIED BY YOU OR ANY OF YOUR PEOPLE IN THE OFFICE. ONCE AGAIN I WILL NOT RESIGN, NOR WILL WOODY OE MANUEL UNTIL WE HAVE DRAWN OUR LAST BREATH.

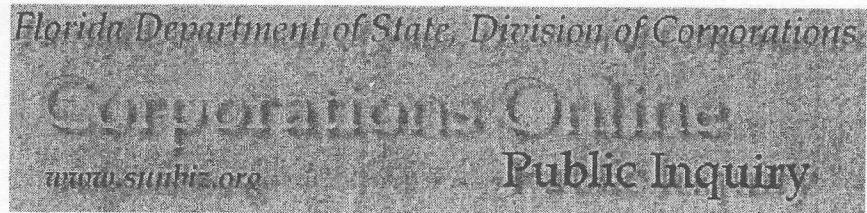
SINCERLY



THE BOARD MEMBERS
BLDG 6.
200 LAKEVIEW DRIVE

10/26/03

EXHIBIT #
PAGE #



Florida Non Profit

BUILDING SIX OF RACQUET CLUB APARTMENTS AT BONAVENTURE 5 CONDOMINIUM ASSOCIATION , INC.

PRINCIPAL ADDRESS
 11530 STATE ROAD 84
 DAVIE FL 33325 US
 Changed 01/28/1998

MAILING ADDRESS
 P.O. BOX 551390
 DAVIE FL 33325
 Changed 01/28/1998

Document Number
 736776

FEI Number
 591914538

Date Filed
 09/09/1976

State
 FL

Status
 ACTIVE

Effective Date
 NONE

Last Event
 REINSTATEMENT

Event Date Filed
 01/28/1998

Event Effective Date
 NONE

Registered Agent

Name & Address

FOIRE, SALVATORE
 11530 STATE ROAD 84
 DAVIE FL 33325

Name Changed: 01/28/1998

Address Changed: 01/28/1998

Officer/Director Detail

Name & Address	Title
WOODBURN, JOHN 200 LAKEVIEW DR., #307 WESTON FL 33326	P

EXHIBIT #
 PAGE #

SARDIANA, EMANUEL 200 LAKEVIEW DR, #203 WESTON FL 33326	D
MORRIS, EDWARD 200 LAKEVIEW DR., #309 WESTON FL 33326	VP
MADIO, RUSS 200 LAKEVIEW DR #105 WESTON FL 33326	D
KRAMER, ROXANNE 200 LAKEVIEW DR #103 WESTON FL 33326	ST

Annual Reports

Report Year	Filed Date
2002	02/24/2002
2003	04/07/2003
2004	04/26/2004

[Previous Filing](#)[Return to List](#)[Next Filing](#)

[View Events](#)
[No Name History Information](#)

Document Images

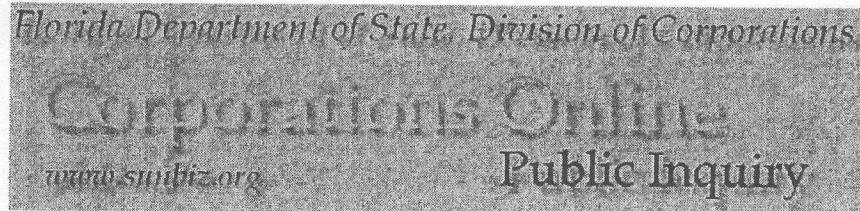
Listed below are the images available for this filing.

[04/26/2004 -- ANN REP/UNIFORM BUS REP](#)
[04/07/2003 -- ANN REP/UNIFORM BUS REP](#)
[02/24/2002 -- ANN REP/UNIFORM BUS REP](#)
[03/08/2001 -- ANN REP/UNIFORM BUS REP](#)
[02/01/2000 -- ANN REP/UNIFORM BUS REP](#)
[02/27/1999 -- ANNUAL REPORT](#)
[01/28/1998 -- REINSTATEMENT](#)
[02/12/1996 -- 1996 ANNUAL REPORT](#)

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

[Corporations Inquiry](#)[Corporations Help](#)

EXHIBIT #



Florida Profit

WEST BROWARD COMMUNITY MANAGEMENT, INC.

PRINCIPAL ADDRESS
11530 STATE ROAD 84
DAVIE FL 33325

MAILING ADDRESS
11530 STATE ROAD 84
DAVIE FL 33325

Document Number
P01000081249

FEI Number
010626784

Date Filed
08/17/2001

State
FL

Status
ACTIVE

Effective Date
08/14/2001

Registered Agent

Name & Address

SALVATORE, FIORE
11530 STATE ROAD 84
DAVIE FL 33325

Name Changed: 04/21/2002

Address Changed: 04/21/2002

Officer/Director Detail

Name & Address

FIORE, SALVATORE
11530 STATE ROAD 84
DAVIE FL 33325

Title

D

Annual Reports

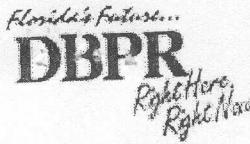
Report Year

2002

Filed Date

04/21/2002

EXHIBIT #
PAGE #



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
Jeb Bush, Governor
Diane Carr, Secretary



**PERSONAL
AND CONFIDENTIAL**

JUNE 16, 2004

EDWARD FRANKLIN MORRIS
200 LAKEVIEW DR #309
WESTON, FL 33326

RE: CASE NO. 2003091886
SALVATORE F. FIORE

DEAR EDWARD FRANKLIN MORRIS:

THE DIVISION OF REGULATION HAS COMPLETED ITS INVESTIGATION REGARDING THE COMPLAINT YOU SUBMITTED.

THE INVESTIGATION WILL NOW BE FORWARDED TO OUR OFFICE OF THE GENERAL COUNSEL FOR LEGAL REVIEW. THE OFFICE OF THE GENERAL COUNSEL WILL SEND YOU WRITTEN NOTIFICATION OF THEIR ACTION IN THIS MATTER.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE OFFICE OF THE GENERAL COUNSEL, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, 1940 NORTH MONROE STREET, TALLAHASSEE, FL 32399-2202, PHONE (850) 488-0062, FAX (850) 414-6749.

SINCERELY,

MICHAEL GREEN - INVESTIGATOR SPECIALIST II
REGIONAL OFFICE IX
5080 COCONUT CREEK PKWY, SUITE A
MARGATE, FL 33063-3942
PHONE: (954) 805-4161 FAX: (954) 917-1343