Robert L. Tankel Scott B. Tankel Aaron M. Tankel

**Tankel Law Group** Attorneys at Law 1022 Main Street, Suite D Dunedin, FL 34698

www.TankelLawGroup.com

Voice: 727-487-1956 Fax: 727-736-2305

Email: aaron@tankellawgroup.com

November 30, 2021

BY CERTIFIED MAIL RETURN RECEIPT REQUESTED & BY REGULAR U.S. MAIL

Richard Bloom 20300 Leonard Road Lutz, FL 33558-5274

File No: 2889 170001 1

NOTICE OF INTENT TO RECORD A CLAIM OF LIEN Re:

Gulf Landings Association, Inc.

5925 Seaside Drive, New Port Richey, FL 34652-2022

Dear Unit Owner(s):

Please be advised that this office represents Gulf Landings Association, Inc. We have been authorized to make demand for unpaid homeowners assessments pursuant to §720.3085 F.S. This letter shall serve as the association's notice of intent to record a Claim of Lien against your property no sooner than forty-five (45) days after your receipt of this letter, unless you pay in full the amounts set forth. Any payment received and accepted shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment. This paragraph applies notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment. The following amounts are currently due on your account to Gulf Landings Association, Inc., and must be paid within forty-five (45) days after your receipt of this letter. Please see attached itemized breakdown of amounts due.

## TOTAL OUTSTANDING AS OF TODAY'S DATE:

Plus Interest accruing at \$0.03 per diem cents per day subsequent to the date of this letter and through the date that the total debt is paid.

Interest accrues at the rate of 18 percent per annum from the date of the first delinquent assessment.

### NOTICE UNDER 15 U.S.C. SECT 1601 FAIR DEBT COLLECTION PRACTICES ACT

The amount of the debt is stated above. The amount of the debt contained in this letter is believed to be due and owing. The Association is the creditor to whom the debt is owed. If you wish to dispute the validity of the debt or any portion of the debt, you must notify Tankel Law Group within thirty days after receipt of this notice. If you do not dispute the debt within the thirty day period, the debt will be assumed to be valid by the Association and this law firm. If you notify Tankel Law Group in writing within the thirty day period that you dispute the validity of the debt or any portion of the debt, Tankel Law Group will obtain verification of the debt, and that verification will be mailed to you by this office. THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. If the amount due is disputed, we would appreciate submission of any documentation or evidence that the amounts due are not correct. Any assessments, costs or fees that may come due in the interim must be paid as well. Should further legal action become necessary in this matter, substantial additional legal fees and costs will be incurred, in addition to those set forth above.

Payment should be in U.S. dollars drawn on a U.S. bank only, payable to "Tankel Law Group Trust Account" and mailed to Tankel Law Group, 1022 Main St., Suite D, Dunedin, FL 34698-5333. If you do not understand your legal rights, I urge you to contact an attorney who is a member of the Florida Bar.

Very Truly Yours,

TANKEL LAW GROUP

- □ Robert L. Tankel, Esq.□ Scott B. Tankel, Esq.□ Aaron M. Tankel, Esq.

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Enclosure IF YOU ARE OR HAVE BEEN IN BANKRUPTCY OR THE BANKRUPTCY HAS BEEN DISCHARGED, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY; THIS IS SENT TO YOU AS OWNER OF THE PROPERTY; THE DEMAND AND REMEDY IS IN REM ONLY.

11/30/2021 Gulf Landings Association, Inc.
TLC ID :2889 170001
Unit Owner :Richard Bloom
Site Address:5925 Seaside Drive
New Port Richey, FL 34652-2022

### Mailing Address:20300 Leonard Road Lutz, FL 33558-5274

Page:1

Late Assessment Fee NonLienable Legal Fee Description Assessment Interest Legal Other Payment Balance Date Lienable Cost Cost 07/01/20 Assessment 07/01/20 Assessment Late Fee \$58.00 \$73.00 \$58.00 \$15.00 07/01/20 Lawn \$88.00 \$161.00 Maintenance - Lienable 08/01/20 Assessment \$58.00 \$219.00 08/01/20 Assessment \$15.00 \$234.00 Late Fee 08/01/20 Lawn \$88.00 \$322.00 Maintenance - Lienable 09/01/20 Assessment 09/01/20 Assessment \$58.00 \$380.00 \$395.00 \$15.00 Late Fee 09/01/20 Lawn \$88.00 \$483.00 Maintenance - Lienable \$58.00 10/01/20 Assessment \$541.00 10/01/20 Assessment \$15.00 \$556.00 Late Fee 10/01/20 Lawn \$88.00 \$644.00 Maintenance - Lienable \$702.00 \$717.00 11/01/20 Assessment \$58.00 11/01/20 Assessment \$15.00 Late Fee 11/01/20 Lawn \$88.00 \$805.00 Maintenance - Lienable 12/01/20 Assessment 12/01/20 Assessment Late Fee \$863.00 \$878.00 \$58.00 \$15.00 12/01/20 Lawn \$966.00 \$88.00 Maintenance - Lienable 01/01/21 Assessment \$67.00 \$1,033.00 01/01/21 Assessment \$15.00 \$1,048.00 Late Fee 01/01/21 Lawn \$88.00 \$1,136.00 Maintenance - Lienable \$1,203.00 \$1,218.00 02/01/21 Assessment 02/01/21 Assessment \$67.00 \$15.00 Late Fee 02/01/21 Lawn \$1,306.00 \$88.00 Maintenance - Lienable 03/01/21 Assessment 03/01/21 Assessment Late Fee \$1,373.00 \$1,388.00 \$67.00 \$15.00 03/01/21 Lawn \$88.00 \$1,476.00 Maintenance - Lienable 03/24/21 Fines 04/01/21 Assessment \$5,000.00 \$67.00 \$6,476.00 \$6,543.00 04/01/21 Assessment \$15.00 \$6,558.00 Late Fee 04/01/21 Lawn \$88.00 \$6,646.00 Maintenance - Lienable \$6,713.00 \$6,728.00 05/01/21 Assessment \$67.00 05/01/21 Assessment \$15.00 Late Fee 05/01/21 Lawn \$88.00 \$6,816.00 Maintenance

Totals

11/30/2021 Gulf Landings Association, Inc.
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