

TEXT MESSAGES - LEGALLY RELEVANT & MASTER TEXTS wLuther

TEXT MESSAGES

LEGALLY RELEVANT TEXT MESSAGES

Below are text messages that are legally relevant. They focus on key issues such as the landlord's failure to comply with statutory requirements, unauthorized handling of personal property, harassment, intimidation, neglect of maintenance and safety, and misrepresentations. The messages are from the landlord ("Luther") or from the tenant ("Stephen," the unnamed party in the transcript), where the context is legally significant.

Regarding Maintenance and Habitability (Clogged Sink & Security Issues)

(January 2024 - Approximate)

Stephen (Tenant):

"Also, I wanted to get your advice on the kitchen sink. It's gradually gotten worse with ongoing clogging on the left side... Any little bit of water will sit and drain only after about 24 hours so we can only effectively use the right side... I'd be happy to run with any handy requirements... but respectfully, I wouldn't want to tinker beyond basic de-clogger fluids..."

Later Text by Stephen:

"I resolved the kitchen drain. She is draining perfectly. No longer an issue."

Relevance: Demonstrates the landlord's delayed response to a clogged sink resulting in stagnant water for over 15 days, unsanitary conditions, and the tenant's need to self-remedy. This establishes a precedent of the landlord's non-responsiveness to maintenance issues required under Fla. Stat. §83.51 (habitability).

Break-In Incident and Landlord's Failure to Improve Security

3/26/24 12:02 PM (Stephen):

"Hi Luther, we had a break-in last night. We are okay and the man was arrested... Police were on site, report filed, and charges pressed... I'd like to document this with you so you are fully aware."

3/26/24 3:23 PM (Luther):

"Absolutely. Document with the police and take photos. Glad you are okay and the perpetrator was caught. Please call me today when you are available."

Relevance: Tenant notifies landlord of a break-in tied to faulty security measures (deteriorated gates, faulty motion lights). Landlord acknowledges but does not commit to improving security measures.

3/28/24 (Stephen):

"Sharing this rap sheet of the man who entered our home... We both realize how dangerous the other night was and how lucky we were. Now, knowing what I know about his background, I'm worried about us living here... I'd like to get cameras with motion detectors... We'd also feel safer with metal, lockable gates. As of now, they don't lock, and he knows that... The attorney also said I couldn't prove intent to steal, so burglary charges won't hold."

3/28/24 9:29 PM (Luther):

"The perpetrator sounds like a bad person... best to not press charges. I'm okay with you getting motion detector cameras as long as no drilling... Put a plastic sign 'video surveillance'... Let's hope this is isolated. I plan to come down in April and check things."

Relevance: Tenant requests security enhancements due to ongoing fear and diagnosed PTSD caused by the break-in. Landlord allows cameras "as long as no drilling" but offers no improvements to the gates or more substantive security enhancements, aggravating tenant's distress and failing to address serious security concerns under Fla. Stat. §83.51.

Landlord's Attempts to Coerce Phone Call and "Amicable" Resolution

Context: Tenant has requested written communication only, yet landlord repeatedly calls and leaves voicemails.

After October 29, 2024 (Tenant Dispute Letter Sent):**October 29, 2024, Text from Luther (5:55 PM):**

"Hi Stephen, I called you a couple times today to discuss the Tenant Response & Dispute you

sent to me which I recently received. I hope we could talk (and I believe we are both supposed to) try to resolve amicably. I am available most days this week 9:00am-ish till about 10pm.”

Relevance: Landlord admits to multiple calls after the tenant’s dispute letter. Indicates pressure for a phone call despite tenant’s preference for written communication. Mentions belief “we are both supposed to” talk, implying legal obligation to speak by phone—misrepresentation of legal requirements. Harassment under the context of Fla. Stat. §784.048 and attempts to pressure tenant into a call rather than continuing in writing, as previously requested.

No other direct texts from Luther quoting law or requiring phone calls are shown, but this message combined with the tenant’s established preference for written channels and Luther’s repeated calls and voicemails within short intervals (every two hours) indicate harassment and coercion.

Tenant’s Request for Writing-Only Communication and Fear of Being Outmatched

No direct text message from the tenant stating refusal to call is shown above (based on provided excerpts), but tenant indicated earlier through notes that written channels were requested. The landlord’s text on October 29, 2024, stating he called multiple times and urging an “amicable” resolution via phone, combined with repeated calls and voicemails in two-hour intervals, constitutes harassment, especially as the landlord is aware of tenant’s PTSD and that the tenant previously insisted on written communication.

Misrepresentation About Property Retrieval & Abandonment

Date Unknown (From Provided Excerpts):

“Hi Luther, I’m leaving town tonight indefinitely. It’s the only opportunity to get the other belongings off your hands and off your property. I understand however you want to handle this. And I thank you.”

Relevance: The tenant clarifies that this is their opportunity to remove personal belongings, not abandonment. The landlord later only quotes the first sentence “I’m leaving town tonight indefinitely” out of context. This selective quoting is a misrepresentation meant to imply abandonment of property, contradicting Fla. Stat. §715.104’s requirements for handling tenant property and providing notice before disposal.

Payment & Deposit Handling

Throughout various messages, tenant regularly updates landlord on rent checks mailed, requests confirmation upon receipt, and complies with monthly payments. The landlord confirms timely receipt multiple times. However, no texts show landlord providing the required itemized list of alleged damages at lease-end per Fla. Stat. §83.49(3)(a).

Relevance: Demonstrates tenant's good faith in paying rent promptly while landlord fails to produce legally required deposit handling documentation.

Conclusion

Legally relevant text messages highlight:

- Tenant's repeated and good-faith attempts to communicate in writing.
- Landlord's insistence on phone calls and urging "amicable" resolution by voice, implying legal obligations that do not exist.
- Tenant's prompt rent payments and landlord acknowledgments—contrasting with the landlord's failure to provide proper statutory notices or itemized damage claims.
- Tenant documenting serious security failures and unsafe conditions—landlord failing to adequately respond.
- Landlord's selective quoting of tenant's message about leaving town to misrepresent abandonment of property.

These extracted messages can be used in future legal correspondence to support claims of statutory violations, harassment, intimidation, and landlord's neglect of maintenance, safety, and deposit-handling obligations under Florida law.

ALL TEXT MESSAGES w/Luther:

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 10-29-2023 / 11:16:00

Hi Luther,

Melissa will meet you at 1pm.

I will not be able to make it, but wanted to thank you again for thinking of us. We really appreciate it. Sunday just became much more exciting and Melissa was thrilled.

Enjoy the rest of your Sunday and we will sync up shortly.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 10-31-2023 / 17:39:44

Hope you're having a good move in. Call if you have any questions. 😊

Luther & Mary

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 10-31-2023 / 19:46:23

Thank you! We are feeling right at home and very happy to be settling in. No question come to mind. I will certainly reach out as needed

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 10-31-2023 / 22:59:07

Great! Enjoy

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 11-23-2023 / 12:23:19

Happy Thanksgiving!

Hope all is well and you are enjoying the house & life in Gulfport!!!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 11-23-2023 / 13:00:20

We are loving it! House is great and we always busy going somewhere fun and really enjoying being here. Happy Thanksgiving to you as well

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 11-23-2023 / 13:46:32

Certainly not today, but would you mind sharing the process for paying monthly rent? We can't find that in our notes whether sending digitally or check by mail. Flexible in general to your preference

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 11-23-2023 / 16:13:17

No problem.

Will send you mailing info. Glad you are enjoying everything. 🍷😊

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 11-29-2023 / 19:30:11

Hi Luther, please share the best way to expedite monthly rent payment

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 11-29-2023 / 19:45:25

Hi I sent you a Priority mail with pkg. with addressed envelopes and instructions for sending rent checks to me. Pls. let me know if you have not received. Thanks!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 11-29-2023 / 19:47:34

Ah ok thanks for telling me we were away and just walked in the house. I will absolutely take care of this. I wasn't sure the process you preferred

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 11-29-2023 / 19:47:48

If I missed this prior my apologies

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 11-29-2023 / 20:17:40

Got the envelopes. Sending tomorrow

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 11-29-2023 / 21:01:17

No problem.

Thanks much!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 12-01-2023 / 16:10:24

Luther,

The rent check was mailed yesterday and made it in time to head your way as of yesterday's

standard mail delivery.

Now that we have the envelopes and know the system you prefer, timing won't be an issue.

Wanted you to know to keep an eye out for it.

That is our "month 2" rental payment. After delivery, we will have paid months 1, 2, and 10 of 10 total months by our records.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 12-01-2023 / 17:33:05

Hi Stephen, Thanks!

I will confirm to you in writing when I receive the rent check.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 12-01-2023 / 17:34:31

Thank you. That would be great. have a nice weekend

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 12-05-2023 / 17:02:29

Stephen & Melissa—your Dec. 2023 rent chk for 2649 Tifton was received on time and much appreciated. 😊

Thanks, Luther

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 12-05-2023 / 17:04:45

Thank you

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 12-05-2023 / 17:04:52

Next one will arrive earlier

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 12-25-2023 / 09:57:13

Merry Christmas!!!



From: Stephen J. Boerner
To: Luther J. Rollins, Jr.
Text Detail: 12-25-2023 / 12:14:51
Merry Christmas to you and yours :)

From: Stephen J. Boerner
To: Luther J. Rollins, Jr.
Text Detail: 12-28-2023 / 14:24:31
Luther, we just dropped the rent check / envelope for January 2024 in the mail just now. We are in Philadelphia currently so it shouldn't be long

From: Luther J. Rollins, Jr.
To: Stephen J. Boerner
Text Detail: 12-28-2023 / 16:52:50
Thanks!
I will be on the lookout for it in the mail. And will confirm when I receive.

From: Luther J. Rollins, Jr.
To: Stephen J. Boerner
Text Detail: 01-03-2024 / 17:35:47
Stephen & Melissa,
Happy New Year! Received your January 2024 rent check #151 on time.
Thanks!!!

From: Stephen J. Boerner
To: Luther J. Rollins, Jr.
Text Detail: 01-08-2024 / 16:33:06
Hi Luther, Thank you the holiday card we really appreciate the kind words and you both being so welcoming. We are really enjoying the home and are looking forward to a continuation of fun and home in Gulfport. What a fantastic community.

From: Luther J. Rollins, Jr.
To: Stephen J. Boerner
Text Detail: 01-08-2024 / 18:10:51
Great!
Hopefully we will all have a healthy and prosperous 2024!!!
Eagles v. Bucs! playoff game 🏈 to start the new year. Life is good! 😊👍

From: Stephen J. Boerner
To: Luther J. Rollins, Jr.

Text Detail: 01-10-2024 / 20:21:21

Hi Luther, yes, and I will be there for the game Monday. I'll represent Philly with class, but not TOO much class! ;-)

Go birds!

Also, i wanted to get your advice on the kitchen sink.

It's gradually gotten worse with ongoing clogging on the left side.

I've tried multiple de-clogging products. Some worked but only rarely. Now, nothing really works.

Any little bit of water will sit and drain only after about 24 hours so we can only effectively use the right side of the sink to avoid water building up on the left.

I'd be happy to run with any handy requirements within the bounds of basic handyman quick fix skills that you may be aware of, but, respectfully, I wouldn't want to tinker with anything more than basic de-cloggers fluids when dealing with plumbing, pipes, etc that don't belong to me.

Open to any insights and advice. Thank you. Everything else is perfect. Loving it

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 01-25-2024 / 19:59:10

Hi Luther, the rent check went out in yesterday's mail for this month. I also resolved the kitchen drain. She is draining perfectly. No longer an issue. Thank you. Have a good evening :)

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 01-26-2024 / 00:22:34

Great!!!👍

Thanks for the update and I will confirm when receive the check. Have a great weekend!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 01-27-2024 / 19:24:58

we just opened our mailbox and usps did not take our rent envelope address to you. I am taking it to post office tomorrow.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 01-29-2024 / 06:59:50

Okay. I'll let you know when I receive it.👍

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 02-01-2024 / 13:20:41

Hi,

Hope all is well.

February 2024 rent check received today.

Thank you. 😊

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 02-01-2024 / 14:00:15

Great thank you.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 02-27-2024 / 16:00:14

Hi Luther, March 2024 rent check went out today. Thank you.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 02-27-2024 / 18:15:22

I'll text you when I receive.

Thanks!

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 03-03-2024 / 21:23:08

Hi,

Hope you all had a great weekend! Received the rent check on time. Thanks

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 12:02:55

Hi Luther, we had a break-in last night. We are okay and the man was arrested at 3:30am just this morning. The police were on site, report filed, and charges pressed. Initially, it was "trespassing" per the police but I just found evidence he had intent to steal. So I am calling to alter the charges to include Burglary. And we just now discovered minor damage to one piece of furniture in the house. Easier to talk it all through but I'd like to document this with you so you are fully aware

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 03-26-2024 / 15:23:22

Absolutely. Document with the police and take photos. Glad you are okay and the perpetrator was caught. Please call me today when you are available. We've never had any activity like this in the past.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:19:03

IMG_3326.heic (Image)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:19:03

IMG_3327.heic (Image)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:19:03

IMG_3341.heic (Image)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:19:13

IMG_3342.heic (Image)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:19:13

IMG_3343.heic (Image)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:19:24

IMG_3344.heic (Image)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:19:24

IMG_3345.heic (Image)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:19:24

IMG_3348.heic (Image)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:20:20

IMG_3317.heic (Image)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-26-2024 / 18:21:22

That's the bulk of the pictures I took.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-28-2024 / 17:59:26

RPreplay_Final1711660961.MP4 (Attachment)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 03-28-2024 / 17:59:26

Luther, sharing this rap sheet of the man who entered our home. It's terrifying to press charges even though I told the officer "yes" to charges pressed for trespassing. I don't know if that created a charge or if I have actions to take to do so.

I spoke to an attorney here. After digging in, he advised me to back off, considering he has no assets and acts with violence often. He said I was likely to create risk by going after him, which I didn't like hearing.

The adrenaline has worn off, and we both realize how dangerous the other night was and how lucky we were.

Now, knowing what I know about his background, I'm worried about us living here. I think it will dissipate in time, but I need to decide what to do vs what not to do.

Either way, I'd like to get cameras to alert us with motion detectors, and I can buy those if you agree. They will be attachable to the exterior but not cameras requiring drilling. Ring cameras have worked for me before.

We'd also feel safer with metal, lockable gates.

As of now, they don't lock, and he knows that.

He got a DUI the same night (the police told me), but today, his car is gone from his driveway, so he is driving—no regard for much.

And I'm skeptical the DUI was even given as the cops seemed to know and like him. His mindset is vengeful, and no one can tell me we aren't on his hit list for pressing trespassing charges. The attorney also said I couldn't prove he intended to steal anything, so burglary charges won't hold.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 03-28-2024 / 21:29:48

The perpetrator sounds like a bad person and repeat petty criminal. I hear you and agree it might be best to not press charges. And hopefully never see this guy again. The city and society don't really have a good answer re what punishment for people like that. No respect for others and no interest in rehab

I'm okay with you getting motion detector cameras as long as no drilling. Other renters have installed them up here. Also maybe put a plastic sign in the yard that says video surveillance. Might be a deterrent too.

Let's hope in the end this is an isolated and 1-time only event. I plan to come down in April and check things.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-03-2024 / 13:38:31

Received April 2024 rent check

PNC Chk #216.

Thanks!

Look forward to seeing you later this month.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-03-2024 / 15:25:44

Great

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-19-2024 / 10:11:20

Hi Stephen and Melissa, I will be in St. Pete this Sunday and Monday. Will stop and check on the house and would love to have a coffee or glass of wine with you if your schedule permits.

Thanks!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-19-2024 / 10:17:55

Hi Luther, could we please schedule for Monday and I can meet somewhere for coffee or meet at the house. We have plenty of wine and coffee at the house

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-19-2024 / 10:40:55

We can not do Sunday we have company here that leaves after a dinner Sunday eve. we are hosting currently

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-19-2024 / 10:41:14

But Monday is wide open. Feel free to pick the best time for you.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-19-2024 / 10:43:48

Sounds good.

I will probably want to briefly check out the front & back yards on Sunday re maintenance.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-19-2024 / 11:10:44

Ok what time will that be? Can let me know later no rush

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-19-2024 / 12:23:50

Will do 👍

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-21-2024 / 11:33:43

Hi Luther, in motion at the moment and just wanted to reply to the voicemail . Thank you for the notice and all good by us. We are leaving the house in about an hour or closer to 1pm then

gone until 5-6pm. My wife may return prior to that but will be inside, if so. You'll see we are having a dinner outback but nothing that will be in your way. Feel free to take care of things outside and I'll be around tomorrow for inside the house and helping with whatever you need there

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-21-2024 / 11:50:20

Sounds good.

I'm going to check exterior and then I'll be gone today.

Have a great day and will see you in person on tomorrow. 😊👍

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-21-2024 / 12:12:24

Sounds good we are out of the house. Melissa will be dropping Lucy off, but leaving shortly there after so basically will see you tomorrow.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-22-2024 / 08:59:23

Good morning please let me know what time you'll be arriving today. I am downtown in Gulfport working at a coffee shop but will come back as you're arriving.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-22-2024 / 09:16:07

Happy Earth Day!

Looks like it will probably be after lunchtime. Around 1:00-1:15.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-22-2024 / 09:16:32

Ok

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-22-2024 / 13:08:50

On my way.

See you in a few

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-22-2024 / 14:10:49

Glad you are enjoying the house and Gulfport. Good seeing you today!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-22-2024 / 14:12:23

Likewise, Luther. Thank you for being a great landlord. Talk soon.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-24-2024 / 09:13:53

IMG_4273.MOV (Video)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-24-2024 / 09:13:53

Luther, who is GeoForce and are they approved to come on property? They are digging a hole

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-24-2024 / 09:22:00

My research shows they are allowed due to "utility easement" but I had no heads up and glad I didn't take it too far just a little on edge . They just left

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-24-2024 / 16:32:28

Thanks for the info. Yes the area behind shed and where the utility pole is located is a utility easement, but did they knock or let you know they were going on the property and were going to dig a hole? The backyard is not their easement, so as a courtesy they should let you know they want to go in and access the utility pole area.

Pls keep me posted. Thx!! 👍

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-24-2024 / 16:34:48

Sorry at work couldn't pick up no need to talk. I didn't hear the knock but Lucy barked once I'm just realizing that was probably their knock. I can't 100 percent say they did not knock I just

heard them coming through the gates as it is next to the bedroom and was early this am. They were there for 15 minutes in total. After my text to you I saw them at each house on Tifton so seems more okay now. Keeping you in loop seems fine tho

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 04-24-2024 / 16:40:37

Good letting me know and no problem. Mostly we don't want them to overstep their bounds or leave waste or cause any damage while allegedly making repairs or upgrades. 😊

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-26-2024 / 20:55:57

IMG_4302.MOV (Video)

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 04-26-2024 / 20:55:57

Luther, hope all is well. When we met at the house here, I mentioned the backyard flood / motion light blinking. It's the reason we keep the light switch inside set to off for the outdoor lights. Naturally, it wasn't doing this when you were here. No rhyme or reason. You'll see it goes completely on when it picked up my motion (I presume) but then I went inside then back out again, and it stayed off. Just wanted to share what I was speaking to when we met here

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 05-04-2024 / 11:52:29

Hi,

May 2024 rent check received on time. We appreciate you.

Have a good weekend!!! 😊

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 05-04-2024 / 11:52:55

Thanks, Luther. Likewise.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 05-09-2024 / 17:28:48

Hi Luther, I'd like to talk about our upcoming lease renewal. We discussed it briefly. Perhaps we

can set up a time. We have interest in a couple options you might consider. One option would be to add two months extension. Our lease is 10 months and concludes August 31st so perhaps we could extend it two months to make it 12 months total. Or, we could renew September 1st and renew for an additional 12 months. Just planting the seed here. Open to talk when you are

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 05-09-2024 / 21:13:25

Certainly.

Will in the next few days discuss renewal options with my wife and get back to you. 🧐👍

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 05-13-2024 / 17:53:11

Hi Steve,

Had to go up to Boston to see my daughter who had a difficult pregnancy. So out of pocket for a few days. But will definitely talk with you soon about lease renewal and/or extension options.



Regards, Luther

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 05-13-2024 / 18:28:46

Zero rush. Starting the conversation earlier than needed. Please, zero rush or need on our end. We wish all the best.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 05-13-2024 / 18:45:03

For sure.

Thanks!

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-03-2024 / 16:18:58

Received June rent chk. on time. Thanks!

Will talk to you soon about lease extension and renewal 🧐👍

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-03-2024 / 16:35:00

Ok great thanks

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-08-2024 / 17:16:30

Hi Luther, i made a clerical error in managing the account our rent checks pull from. The last check appears to have not processed. Did you experience that as well? If so, i believe that voids the written check. I will promptly send another if that is the case. In the same envelop i will also provide a second check for \$4,500 for the month of July 2024. And we paid August's rent in the down payment at time of lease signing as August is the last month of our lease. Please respond as soon as possible regarding the June rent payment. I can also fedex a flat-rate envelope for June and July rent checks to expedite this. Thank you

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-10-2024 / 12:32:38

Hi luther, spoke to melissa. \$4,500/month is higher than we would prefer coming into this phase in life.

She brought up good points i agree with and found an alternative im seeing shortly. Let's call it "nesting." This is where i follow her lead and put my preferences on the back burner. Mamma instinct kickin in which is a beautiful thing to see.

That said, one option she was open to was a 1 or two month extension without the commitment to extend. But the price would need to be less.

I respect, and understand, you and your wife's stance in terms of pricing such a perfect home. For the sake of collecting answers for Melissa, are you open to a decreased monthly cost for 1 or 2 months. If yes, I can take that to Melissa and have an answer no later than Wednesday morning so we can agree or not agree on extending. Not extending at lower monthly for 1-2 months would mean we would move on and say goodbye/thank you and pursue ensuring our security deposit by leaving the home in good standing as it exists today.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-10-2024 / 13:31:19

Hi Steve,

Good info and update. I will discuss with my wife shortly and get back to you. Please keep in mind that the \$4500 was a flat rent and we paid all utilities, electric, internet etc. So, not too high for a 2/2 house w/yard. Did you overnight the June rent check? This is now 10 days past

due.

Thanks!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-11-2024 / 11:37:41

Luther,

Please compensate yourself for our late June payment. I can either send a late fee via check or you can deduct the late fee from the security deposit. Or, however you would prefer. Its not right to be this late and its my responsibility. No favors please.

The June and July checks were sent via USPS. I asked they be FedEx overnighted but she didnt have time to go inside a fedex and my golf cart is currently out of commission. Doesnt matter the reasons just know that both June and July rent checks are in the mail. Both checks are dated June 10th 2024 so you can deposit July early. Our accounts are restored with more than enough to cover both checks. Wont have an issue.

Again, i apologize for this. I understand the frustration and any concern. With the June and July check en route to you, once processed, we are all paid up through August 31st as August was paid as part of the first/last/security deposit paid upfront at lease signing.

As of now, we will plan to be out of the house by August 31st as i dont blame you for not wanting to offer discounted months after August 31st when the 10-month lease concludes. Thank you.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-11-2024 / 15:34:45

Hi Stephen,

Thanks for the update. Hope you get the golf cart up and going. Would a discounted one month (Sept.) extender be useful for you & Melissa?

Otherwise, we will proceed to end in August as stated in the lease. Thanks!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-11-2024 / 15:40:32

Thank you for offering. Very generous. What would the discounted price be for september?

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-11-2024 / 16:26:32

I'm sure my wife would agree to a rate of 125×30 for September. So, it would be total 3,750

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-11-2024 / 16:27:09

Ok will talk to melissa tonight she works untill 11pm thank you

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-11-2024 / 16:28:00

Sounds good!

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-11-2024 / 16:28:17

Tty tomorrow

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-14-2024 / 09:50:33

Good morning,

We would like to take you up on the kind offer to extend the original 10-month lease to a single month, the 11th month, and our final month at \$3,750 from September 1st-September 31st 2024 at which time we will not be renewing further. Also, thank you for the kindness and support as we will pay that forward to others, especially renters of ours.

Feel free to share the extension paperwork to my personal email and i will expedite. If youd like payment front, i am happy to send a check sooner than later to ensure we all feel good about it.

Thanks again.

Here is my personal email:

Stephen.Boerner@gmail.com

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-15-2024 / 08:41:59

Good morning!

I will send you a short written extension letter for you to sign.

Please sign and return promptly.

Thanks!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-15-2024 / 10:41:36

I will thx

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-17-2024 / 15:48:32

Received June rent chk PNC Bank #121

And July rent chk PNC Bank #116

Both deposited today. Thanks!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-17-2024 / 17:35:33

Great.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-23-2024 / 09:46:56

Good Morning, sorry to bother on a Sunday morning. No urgency needed. Did you snail mail the lease extension? I checked the mail and i do not have it. If sending by email for me to print, sign, return, please send to:

Stephen.Boerner@gmail.com

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-23-2024 / 20:56:11

Hi,

My home computers had a meltdown this past so had to get some new hardware and software and get it up and running. Not my favorite tasks or expense

I will send you the extension tomorrow. Have a good evening.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-24-2024 / 11:37:38

Ok no rush just making sure i didnt miss anything in the mail. I can sign a pdf and return just as easily if sending email is preferred, then just need final executed version with both signatures. If using snail mail, please let me know when to expect it as we dont grab the mail every day.

Thanks Luther

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 06-25-2024 / 17:00:01

Hi Stephen,

U.S. mail express envelope with the Lease Extension document should arrive at your house on Friday.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 06-25-2024 / 17:00:29

Copy that

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 07-02-2024 / 16:00:51

Luther, such is life to be this unpredictable. But the path forward for our nesting period Has shifted with new information .

I speak from both Melissa and I when I say thank you for a wonderful stay and being a great landlord

our need to extend into a single, discounted month has shifted and to declining that option as a result of new life information on our end in which I will spare you the detail but all is positive. That said we are opting to not sign the one month extension and I thank you for expediting it. 60 days from today is August 31, 2024 which marks the last day of our lease that is currently in agreement.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 08-12-2024 / 12:31:03

Hi Stephen,

Just checking in and hope all is going well. Let me know if you need anything as you windup your last month at the Gecko Cottage.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-12-2024 / 14:56:40

Thank you! All is well. No complaints. Peace and calm before the next phase of life is much appreciated. And the best place to do that is here. Just this morning I had a dolphin show all to myself

From: Stephen J. Boerner
To: Luther J. Rollins, Jr.
Text Detail: 08-12-2024 / 14:56:44
(No additional text provided)

From: Luther J. Rollins, Jr.
To: Stephen J. Boerner
Text Detail: 08-12-2024 / 16:58:16
Very cool!
So nice to see animals just out doing their thing in nature.

From: Luther J. Rollins, Jr.
To: Stephen J. Boerner
Text Detail: 08-26-2024 / 10:02:48
Hi Stephen,
Hope all is well. When will you complete ur move out? Just checking and when to have realtor pick up keys etc. Thanks!

From: Stephen J. Boerner
To: Luther J. Rollins, Jr.
Text Detail: 08-26-2024 / 15:35:37
Zach and I had originally scheduled August 30 to do a walk-through but during our last walk-through when Zach was at the house he told me he cannot make it and will be out of town August 30 so he left a lockbox attached to the front door handle and gave me the code so I could put my keys in the lock box on my way out. I told him I would notify him when I walked out of the house for the last time and my keys were secured in the lock box attached to the front door. I plan to be out of the house by 6 PM or 7 PM at the latest on Saturday , August 31st

From: Stephen J. Boerner
To: Luther J. Rollins, Jr.
Text Detail: 08-26-2024 / 15:57:35
If need be, you and I can speak on August 31st's move-out day - or prior to that - just to align on specifics as I'm leaving them. We really want to feel good about turning the house over in equal/better condition than we found it outside of the few items shared with Zach such as minor storm damage and such. Also, Zach I'm sure mentioned to you the AC needing repair. Zach said he knew of an HVAC repair company to assist, but I haven't heard of any next steps there. It should be addressed this week as you don't want the issue sitting with no one there to monitor it

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-26-2024 / 16:29:00

Got your voicemail. I have a small window at 6:15-6:30pm today is a busy one for me. I will call you then. If you're not able to pick up, I will leave you a voicemail with the details.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-26-2024 / 16:29:20

And tomorrow, I'm much more flexible and available anytime for the most part

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-26-2024 / 17:44:07

I can't pick up but I read your voicemail. I will not be home this evening, but if you need to act fast on scheduling hvac, I can make myself available tomorrow at anytime as I am working from home tomorrow and Wednesday so anytime you want to schedule the hvac guy to come by, you can move forward without checking with me. Zach does not have to be there as I will be home tomorrow (Tuesday) and Wednesday all day both days. Does this give you the information you need right now in this moment or do you need me to call you at 6:15pm - 6:30pm as I mentioned that is my only window to speak this evening

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-26-2024 / 18:02:29

I just left you a voicemail. I ran home to meet hvac repair guy. I'm here with him now and he's working on the AC. I will touch base with you when I have more information from him, but the good news is that I am home and he's here working on it.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-26-2024 / 18:25:54

HVAC repair guy is returning Wednesday to complete the fix. He repaired it enough for now there is no leak and appears to be an easy solution. I aligned with the hvac repair guy in terms of him having my cell number to notify me directly as to what day and time he will be returning to the house. He will let you know as well as me so I have a heads up for his return

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 08-26-2024 / 18:42:26

Thanks!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-29-2024 / 19:07:09

Voicemail received. Air conditioner is working great and not a sign of moisture.

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 08-31-2024 / 11:29:33

Hi Stephen & Melissa,

Hope your move out is going well. Please call me if you have any problems or questions. Also, please text me your new address so I can forward mail & refund to you. Thanks!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-31-2024 / 13:54:48

Hi Luther,

All is well and thank for the kind words and always being a fantastic person to rent from.

Melissa left some baked goods for me to pass around to those in Gulfport who were dear friends, helped us get settled, helped in times of difficulty, etc.

Will you be stopping by any time today? or perhaps tomorrow or Monday? If so, I will leave them here for you as well as Zach. If not, I won't let them spoil and no problem at all. Wrapped up, it could last a week or so in the fridge here at the house as well

Anyway, baked goods aside, I have a crew arriving late this afternoon to haul the boxes and that will be that.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-31-2024 / 13:55:43

Address for refund of security deposit:

Stephen Boerner

424 N New St

Bethlehem, PA 18018

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 08-31-2024 / 15:02:22

Don't think my schedule will allow me to stop by. And I think Zach is away until Tuesday. So best to give the baked goods to others. I will do a close-out inspection and if things are okay then I will use the forwarding address to send your refund. Thanks!

From: Luther J. Rollins, Jr.

To: Stephen J. Boerner

Text Detail: 08-31-2024 / 15:03:49

Best wishes and success in going forward!!

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 08-31-2024 / 16:08:07

Thank you, Luther.

From: Stephen J. Boerner

To: Luther J. Rollins, Jr.

Text Detail: 09-04-2024 / 16:11:56

Hi Luther, I'm leaving town tonight indefinitely. It's the only opportunity to get the other belongings off your hands and off your property. I understand however you want to handle this. And I thank you.