

## Renee Sloan

---

**From:** Demetre Vrynios <dvrynios@gmail.com>  
**Sent:** Wednesday, February 1, 2023 2:00 PM  
**To:** Joe DiRienzi Sr.; Renee Sloan  
**Subject:** Fwd: Residents of IPV Sec V2 Legal Discussion

Caught wind of this yesterday around 2pm

I've been trying to call Roni to let him know about a legal issue that popped up last night from one of the residents on captiva.

Anyway.

Sent from my iPhone

Begin forwarded message:

**From:** Brett <brettr5538@gmail.com>

**Sent:** Tuesday, January 31, 2023 2:44 PM

**To:** B R <brettr5538@gmail.com>

**Subject:** Residents of IPV Sec V2 Legal Discussion

January 31, 2023

Hi all,

If you are not making any progress and are as unhappy and as concerned as Linda and I are about the lack of cooperation from Pegasus and Rick Roudebush and Deanna Durbin, I will be hosting an online video chat and invite a Florida attorney well experienced with these types of issues dealing with PM's, CAM's and HOA Boards.

Send me a confidential email to [brettipv@gmail.com](mailto:brettipv@gmail.com) if you would like an invitation. The board and Pegasus and certain unit owners will be excluded, I have included some are on this email anyway for transparency.

In particular we will want to address the three questions that were asked of Jennifer Darrow, that she initially agreed to answer, but is now refusing to answer. This behavior elevates our concerns. It is also a concern that Joe Barker is now involved. Barker convinced a lot of people to forego accounting audits for the past 2 years under the guise it would "save money".

This sent to Jennifer Darrow on Jan 24:

***I request you accommodate the following requests before Monday January 30, 2023***

**1. PLEASE CONFIRM WITH EACH UNIT OWNER WHETHER OR NOT YOU HAVE REC'D THEIR INSURANCE APPRAISAL. ALSO CONFIRM IF YOU HAVE REC'D INSURANCE PAYMENTS FOR THEIR UNIT AND THE APPROX AMOUNTS PAID. APPROX B/C THE PAYMENT IN SOME CASES IS FOR 2 ADDRESSES;**

**2. PLEASE PROVIDE CONFIRMATION THAT NONE OF THE UNIT OWNERS PROCEEDS WILL BE DISTRIBUTED TO ANY PERSONS, ANY VENDORS- ELIAS BROS, SERVPRO, OR PEGASUS, WITHOUT THE PRIOR APPROVAL OF THE UNIT OWNER;**

**3. PLEASE PROVIDE DETAILS OF ANY PAYMENTS OR DISBURSEMENTS THAT HAVE ALREADY BEEN MADE AGAINST AN OWNERS ACCOUNT, AND THE OWNERS CURRENT BALANCE IN THE SO-CALLED "TRUST ACCOUNT";**

Here are questions that will be forwarded to the attorneys and discussed:

1. Proceeds and distribution of proceeds from Irma lawsuit;
2. Proceeds and distribution of proceeds from Ian;
3. Legal status of Servpro conflict, unpaid remediation bills, and potential liens against units;
4. Did the board do their best as fiduciaries;
5. Did anyone influence the board or Pegasus selection of Elias Bros;
6. Did the board, Rick Roudebush railroad owners into opting for Elias;
7. cursory review of Elias contract;
8. Has the board discriminated against certain unit owners who opted to hire their own contractors;
9. Has the board discriminated against certain unit owners who refused to agree to use Elias;

If you have other questions you would like reviewed please email them to me and I will prepare a document.

Brett