

April 11, 2024

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Dear Cityside Property Manager and Board Members:

Re: Request to Review Cityside Documents(TIME SENSITIVE)

I am making a request to review certain official records as defined in:
s. 718.111(12).

To run a fair and balanced upcoming election I highly urge the board of directors to comply with my request below.

Financial reports

I respectfully request that Cityside Condominium Association allow me to review all records below.

Any delinquency reports from the month of March 2024 as well as the delinquency report for the month of December 2023. I would also like to request review of the statements for the month of March and the balanced ledger showing HOA and special Assessment fees paid/unpaid.

Highlighted in yellow and pursuant to “The Condominium Act” I have a legal right to review the requested items:

Official records are those set out in s. 718.111(12) :

(12) OFFICIAL RECORDS.—

11. Accounting records for the association and separate accounting records for each condominium that the association operates. Any person who knowingly or intentionally defaces or destroys such records, or who knowingly or intentionally fails to create or maintain such records, with the intent of causing harm to the association or one or more of its members, is personally subject to a civil penalty pursuant to s. 718.501(1)(d). The accounting records must include, but are not limited to:

a. Accurate, itemized, and detailed records of all receipts and expenditures.

b. A current account and a monthly, bimonthly, or quarterly statement of the account for each unit designating the name of the unit owner, the due date and amount of each assessment, the amount paid on the account, and the balance due.

c. All audits, reviews, accounting statements, and financial reports of the association or condominium.

With respect to my request to review the official records and the legal basis for same, please see s. 718.111(12)(c)(1.) which states:

(c)1. The official records of the association are open to inspection by any association member or the authorized representative of such member at all reasonable times. The right

to inspect the records includes the right to make or obtain copies, at the reasonable expense, if any, of the member or authorized representative of such member. A renter of a unit has a right to inspect and copy the association's bylaws and rules. The association may adopt reasonable rules regarding the frequency, time, location, notice, and manner of record inspections and copying. The failure of an association to provide the records within 10 working days after receipt of a written request creates a rebuttable presumption that the association willfully failed to comply with this paragraph. A unit owner who is denied access to official records is entitled to the actual damages or minimum damages for the association's willful failure to comply. Minimum damages are \$50 per calendar day for up to 10 days, beginning on the 11th working day after receipt of the written request. The failure to permit inspection entitles any person prevailing in an enforcement action to recover reasonable attorney fees from the person in control of the records who, directly or indirectly, knowingly denied access to the records.

If you have any questions, you may reach me at [REDACTED]. I look forward to your swift and prompt reply. As most things are done electronically today, I don't foresee it taking the 10 day period the board would need to provide such documents.

Sincerely,
Owner
Alex Rosenzweig

[REDACTED]
[REDACTED]

