

## Violation Enforcement Committee Hearing Minutes

Friday 07.24.2020 10:00am

In attendance: Committee members- Antonio Garcia & Mary Ann Curtis

Fran Rubino was unable to attend.

Owner: Amedeo Casa- 1550 SE Wilshire Place #202

Mr. Garcia and I went over all the issues, both past and on-going. The ones which Mr. Casa readily agreed to and will address immediately were:

To remove the poster of Marilyn Monroe from his patio along with any other items of storage, not including a chair and table; to remove all personal property off the common area downstairs, i.e., in the bushes and lawn.

The committee reminded Mr. Casa that driving into Lexington Lakes via the back gate is prohibited. He was also reminded he cannot drive any vehicles on the lawn as a short cut to or from his home to the rear exit.

Mr. Garcia and I tried without success to get Mr. Casa to agree with the Boards' determination of fines proposed and specifically, the fine for the damaged rear gate. He insisted the gate was already broken\* and as most of the issues have been taken care of, he thought the fines were too high. He did realize he was at fault in most cases and would be responsible for something. (?) Mr. Casa stated...now that he is healthy in mind and body, he will be a good neighbor once again! At one point, Mr. Casa became a little upset and suggested that maybe he should get a lawyer to help him "fight" for his cause. We did not pursue this much further, only to say there really was not a need for that if he paid for his violations and adhered to the Lexington Lakes Guidelines.

Except for that brief mention of a lawyer, the meeting, overall, went smoothly. Mr. Garcia and I did not give any ultimatums or intimidate Mr. Casa with what the next steps might be. I suggested possibly a letter to the Board might help to lessen the fines, but it would have to be done asap.

\*Neither Mr. Garcia nor I were in a position to challenge his remark regarding the gate being already damaged as we had not seen the gate damage video.

The Committee agrees with the imposed fine amount, however, if Mr. Casa appeals with a letter to the Board for reconsideration of the fines, the Committee would agree to reduced fines.