

### Public Notice - May, 2014

To Catherine Hutton,

This is an official update as to why Rick Aliperti has blocked your emails as a board member. This is because of your long rambling emails aimed at finding fault with the Van Loon Commons Board, Sentry and our Legal team. You started challenging our community in 2013 and you have been relentless ever since. As an owner and now president of the board, I feel it is time the entire community is made aware of your actions, which have slowed down the 2014 board's progress. Your unfounded challenges have cost our association unnecessary legal fees. Once again on May 19, 2014 you have sent a certified letter with 6 requests to conduct your own personal audit of Sentry's handling of Van Loon. This too has been turned over to our legal department for review, costing Van Loon again for legal counsel. This is in my opinion, irresponsible and violates your commitment to owners to work within the structures of a functioning board.

Here is a brief list of attacks you launched that are on file with the Van Loon Legal department.

- 12/10/ 13 - 12/30/13 a \$1,352.50 legal charge to review and analyze Mrs. Hutton's challenging Van Loon's compliance of FS 718.111. (12).
- 01/23/14 – a \$487.50 legal charge to respond to Mrs. Hutton's request for records that are not required to be produced.
- Filed a complaint with the State for the above mentioned record request. This case was closed; no action required.
- 01/29/14 –\$390 in Legal fees to respond to Mrs. Hutton's emails on water and post election issues.
- January: Claim filed against Rick Aliperti to Sentry demanding revocation of election results and placing Jim Hutton on the board. This was falsely based on nonpayment of September water bill. Rick Aliperti supplied the legal department proof of prompt and on time payment.
- January: Second Claim filed against Rick Aliperti to Sentry, once again demanding revocation of election results and placing Jim Hutton on the board. On this complaint Mrs. Hutton crossed out the name of a delinquent unit for water and hand wrote Aliperti, falsely accusing him of owing over \$670 in unpaid water bills. Rick Aliperti verified to Legal counsel his correct building and unit number voiding this false claim.
- Filed complaint to State pertaining to election and ballots. Complaint closed; no action required.
- Countless emails on file calling for Pam DeCraene's revocation of election results and placing Jim Hutton in her place. These accusations were based on Mrs. Hutton's claim Pam misrepresented her position as Vice President at JP Morgan for 30 years. Through mergers and acquisitions JP Morgan grandfathered Pam's excellent service as a vice president and presented her with a 30 year plaque. Proof was supplied showing JP Morgan income verification along with pictures of the 30 year plaque award from J P Morgan to bring this unfounded allegation to a close.
- Countless emails accusing Lucia Stiles, Van Loon's Sentry representative, of providing false background information along with her certifications and permanent position at Sentry. Sentry provided proof validating Mrs. Stiles qualifications and employment status.

- The above issues caused Sentry to put Van Loon on a 30 day cancelation notice. Sentry withdrew cancelation after numerous positive open board meetings with over 50 owners who took the time to attend.
- 2014 Board member Mrs. Hutton, who resides in NJ, has not attended a board meeting other than once via SKYPE and wrote a critical review of that meeting to the board.
- Mrs. Hutton claims the board has not scheduled meetings to meet her calendar. Board meetings are set in Florida at the availability of the majority of the board and Sentry. In many cases at the convenience of prospective service providers who have addressed sub meter issues.
- Mrs. Hutton filed a complaint with the State regarding scheduling of board meetings. This was closed; no action required.
- Mrs. Hutton claims the board is not addressing the important issues. The board's main focus is resolving the sub meter issue along with current relevant daily matters.
- Mrs. Hutton as been in Florida on a number of occasions and never reached out to the board for a meeting.
- Mrs. Hutton filed a complaint with the State challenging water issues. Case closed; no action required.
- Mrs. Hutton filed a claim with the State claiming Rick Aliperti was not replacing the defective sub meters as required by law. Claim #2014004434 filed April 10<sup>th</sup>, 2014. The minutes of previous board meetings show not only has Rick Aliperti but the entire Florida based board, and owners are working diligently on resolving this issue. Case closed; no action required.
- Mrs. Hutton has accused 3 owners of tampering with sub meters to reverse the flow and the transmitted readings. She has suggested they be turned in for theft of water to the City of Cape Coral. This matter was reviewed with our new service provider who verified this claim was incorrect and was a clerical issue from our past provider. Inspection of said meters showed they were installed properly with the seals intact.
- On May 19, 2014 Catharine was at Van Loon when the water meters were being replaced and as a board member offered no assistance or interest in the process. The only concern shown was at her unit questioning the Tech about meter tampering to wrongfully accuse owners of trying to reverse their metering. It was again confirmed this was not the case.

Catherine, with this overwhelming list, along with your countless insulting and inflammatory emails slandering Rick Aliperti, the board (past and present), Sentry and our legal team, it is understandable why you may feel excluded by the rest of the board. This 2014 board needs to work as a team to solve the issues facing Van Loon, not your personal agenda which you have not shared prior to your registered complaints. We have made great strides in restoring community spirit despite your constant accusations that the board is stupid, incompetent, deceitful and hiding the real facts from owners.

Catherine it is clear you do not want to be a team player and I have requested on numerous occasions for you to call me and to date you have failed to respond.

Respectfully,  
Rick Aliperti