

**Hutton Catherine M**

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**From:** Van Loon Business Only [vanloonbodemails@gmail.com]  
**Sent:** Saturday, March 08, 2014 10:41 AM  
**To:** Hutton Catherine M  
**Subject:** Fwd: Water Meter meeting with Lawyer

Sent from my iPhone

Begin forwarded message:

**From:** Rick Aliperti <[richardvanlooncmns@hotmail.com](mailto:richardvanlooncmns@hotmail.com)>  
**Date:** March 8, 2014, 8:13:25 AM EST  
**To:** Catherine Hutton <[vanloonbodemails@gmail.com](mailto:vanloonbodemails@gmail.com)>  
**Cc:** Brenda Hallihan <[b.hallihan@sympatico.ca](mailto:b.hallihan@sympatico.ca)>, Weber Paul <[prw@aol.com](mailto:prw@aol.com)>, DeCraene Bob & Pam <[pdecraene@comcast.net](mailto:pdecraene@comcast.net)>  
**Subject: RE: Water Meter meeting with Lawyer**

Cathy

My name is Rick and I am working very hard and honorably on everyone's behalf, making sure all sides are viewed passing no judgment. It is called having an open mind.

**You have never called me to be included in any of our board matters as this is your responsibility.**

I work on building team solutions and we have a great group based here in Cape Coral sharing all sides, positive and negative. I communicate with them via phone almost daily for their input as my work schedule is very demanding.

Once again I urge you to feel free to call me and discuss any issue in a positive and non argumentative manner.

You may be surprised I am not as clueless as you consistently seem to imply.

I support Sub Meters when they work and are billed properly.

My goal is to find the right service provider and collect money owed for unbilled water usage in a non combative and fair format.

Thanks for your being consistent in your negative views of our board, management company, lawyers and the Van Loon Community.

Rick

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Date: Fri, 7 Mar 2014 20:18:35 -0500  
Subject: Re: Water Meter meeting with Lawyer  
From: [vanloonbodemails@gmail.com](mailto:vanloonbodemails@gmail.com)  
To: [richardvanlooncmns@hotmail.com](mailto:richardvanlooncmns@hotmail.com)  
CC: [b.hallihan@sympatico.ca](mailto:b.hallihan@sympatico.ca); [prw@aol.com](mailto:prw@aol.com); [pdecraene@comcast.net](mailto:pdecraene@comcast.net)

Mr. Aliperti:

I am not sure when Ms. Stiles was elected as the Chairman of this BOD, however it should not be her position to make recommendations on which members should be present or notified, or important meetings scheduled based upon their availability. I assure you that Ms. Stiles is not privy to my calendar of when I will be present at Van Loon Commons nor was any attempt made to determine if I might be present on the 10th or 13th.

This is the 2nd BOD meeting that I am aware of; the first being the 26th, posted, planned, scheduled without notification to me.

I am still questioning who commissioned Mr. Himschoot for that "Opinion"; and if anyone on the Board has read the Condo Docs; requested from Mr. Himschoot copies of the voting interest certs filed by any corporate owners supporting his 150 unit argument, and what this cost VLC Association. The legal bills have reached or exceeded the annual budget by February and to continue playing with billing companies, where the difference seems to be a spread of fifty cents a month is has reached the comical stage.

I have read the recent emails, comparing the cost of water from your single family, much larger home, to the condo cost. The square footage of the home has nothing to do with the amount of gallons used to wash your dishes, clothes, the number of showers taken, toilet flushes and the rates by the city are not the same. I do not find this complicated nor do the majority of seasonal/part timers who are the majority of owners, nor are those of us who have minimal use interested in the lower unit price by buying in bulk as recently suggested and subsidizing the full timers/tenant occupied properties with unrestricted usage.

The meters need to be read through the date that they are replaced or repaired, not December 31, not November 7.

In the future, please ensure that Ms. Stiles includes me on BOD notifications.

Thank you.

On Fri, Mar 7, 2014 at 7:33 PM, Rick Aliperti <[richardvanlooncmns@hotmail.com](mailto:richardvanlooncmns@hotmail.com)> wrote:

I want to take this opportunity to clarify this meeting as I have been on the road for business with limited Email access.  
 I have been discussing a NC meeting with our lawyers for weeks with Sentry.  
 My original intent was for it to be with me asking questions for the board and invited our Vice President Brenda to attend.  
 Lucia thought it best for all board members in Florida attend to avoid any conflict or misinterpretation.  
 I hope this will be a positive and productive meeting clearing up many legal questions about our Sub Meters.  
 Please send me a brief list of positive questions in advance so we can maximise this effort.  
 Thanks  
 Rick

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From: [b.hallihan@sympatico.ca](mailto:b.hallihan@sympatico.ca)  
 To: [richardvanlooncmns@hotmail.com](mailto:richardvanlooncmns@hotmail.com); [lstyles@sentrymgt.com](mailto:lstyles@sentrymgt.com)  
 CC: [prw@aol.com](mailto:prw@aol.com); [pdecraene@comcast.net](mailto:pdecraene@comcast.net)

Subject: Re: Water Meter meeting with Lawyer  
 Date: Thu, 6 Mar 2014 14:14:39 +0000

I too will be available to meet with the lawyers  
 Brenda

Sent from Windows Mail

**From:** [Rick Aliperti](#)  
**Sent:** Thursday, March 06, 2014 7:55 AM  
**To:** [Lucia Stiles](#)  
**Cc:** [Weber Paul](#), [DeCraene Bob & Pam](#), [Brenda Hallihan](#)

Lucia,  
I will be available and have my questions to be reviewed prior so the board can be focused on the issues.  
Thanks  
Rick

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**From:** [lstiles@sentrymgt.com](mailto:lstiles@sentrymgt.com)  
**To:** [richardvanlooncmns@hotmail.com](mailto:richardvanlooncmns@hotmail.com)  
**CC:** [prw@aol.com](mailto:prw@aol.com); [pdecraene@comcast.net](mailto:pdecraene@comcast.net); [b.hallihan@sympatico.ca](mailto:b.hallihan@sympatico.ca)  
**Subject:** FW: Water Meter meeting with Lawyer  
**Date:** Thu, 6 Mar 2014 11:05:31 +0000

Good Morning:

Below are the days that the association can have a private BOD Legal Meeting (No members participation)with the attorneys. I am actually open Thursday March 13, at 1:30 PM. The meeting will be held at the attorney's office in downtown. Please advised if this is ok. A new agenda will have to be posted.

Please let me know as soon as possible. I arranged for this meeting to be **at no charge** to the association.

If Rick and the rest of the Board can have your questions/comments prepare ahead of time, it will make the meeting very productive.

Thank you.



Lucia Stiles  
Community Association Manager  
Sentry Management Inc  
6330 Techster Blvd Suite 1  
Fort Myers FL 33966  
239-277-0112 ext 22  
239-277-0114 (fax)

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**From:** Kelly A. Germanis [mailto:[kgermanis@GAD-Law.com](mailto:kgermanis@GAD-Law.com)]

**Sent:** Wednesday, March 05, 2014 3:57 PM  
**To:** Jason R. Himschoot, Esq.; Lucia Stiles  
**Cc:** Richard D. DeBoest, Esq.  
**Subject:** RE: Water Meter meeting with Lawyer

Lucia,

Richard and Jason are available on the following dates next week:

March 13<sup>th</sup> at 1:30 or 2:00 p.m.

March 14<sup>th</sup> at 9:30 a.m.

Please let me know if either date works. Thank you.

**KELLY A. GERMANIS, PARALEGAL**

**GOEDE, ADAMCZYK & DEBOEST, PLLC**

Main Phone: 239-331-5100

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**Offices in Naples, Fort Myers & Miami**



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**From:** Jason R. Himschoot, Esq.

**Sent:** Wednesday, March 05, 2014 3:53 PM

**To:** 'Lucia Stiles'

**Cc:** Kelly A. Germanis; Richard D. DeBoest, Esq.

**Subject:** RE: Water Meter meeting with Lawyer

Lucia – We cannot meet this Monday but we can pick another time next week. I'll have Kelly provide you some alternative times and see if we can set something up. Regards,

Jason

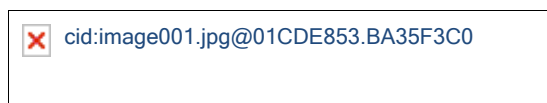
Jason R. Himschoot, Partner  
**GOEDE, ADAMCZYK & DEBOEST, PLLC**  
 Main Phone: 239-333-2992

Direct Dial: 239-333-3925

Fax: 239-333-2999

Email: [jhimschoot@GAD-Law.com](mailto:jhimschoot@GAD-Law.com)

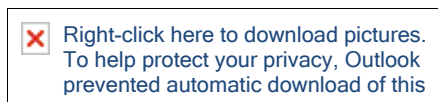
**Offices in Naples, Fort Myers & Miami**




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**From:** Lucia Stiles [<mailto:lstyles@sentrymgt.com>]  
**Sent:** Wednesday, March 05, 2014 2:53 PM  
**To:** Jason R. Himschoot, Esq.  
**Subject:** RE: Water Meter meeting with Lawyer

Jason please call my cell 239-443-0779, thank you.



Lucia Stiles  
 Community Association Manager  
 Sentry Management Inc  
 6330 Techster Blvd Suite 1  
 Fort Myers FL 33966  
 239-277-0112 ext 22  
 239-277-0114 (fax)

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**From:** Lucia Stiles [<mailto:lstyles@sentrymgt.com>]  
**Sent:** Tuesday, March 04, 2014 8:10 AM  
**To:** Richard D. DeBoest, Esq.  
**Cc:** Jason R. Himschoot, Esq.; Kelly A. Germanis  
**Subject:** FW: Water Meter meeting with Lawyer  
**Importance:** High

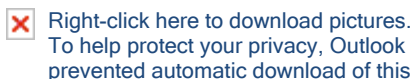
Good Morning Richard & Jason:

Van Loon new Board is requesting to meet with you and Jason again, about the same issue the amendment and water meters, at no charge to them. They feel they have spent a lot of money in legal fees regarding this matter, and they feel certain issues are still unclear. Do you think you can give them this time at no charge?

They want to know if Monday March 10 at 1:00 PM is ok? I am copying Kelly, so she can confirm date and time. If you would please, don't charge them for this meeting. We need to know soon, so the meeting can be posted accordingly. If you agreed, the meeting will be at your office, no membership participation.

I appreciate if you can consider not charging the association.

Thank you all.



Lucia Stiles  
Community Association Manager  
Sentry Management Inc  
6330 Techster Blvd Suite 1  
Fort Myers FL 33966  
239-277-0112 ext 22  
239-277-0114 (fax)

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**From:** Rick Aliperti [<mailto:richardvanlooncmns@hotmail.com>]  
**Sent:** Tuesday, March 04, 2014 7:42 AM  
**To:** Lucia Stiles  
**Subject:** RE: Water Meter meeting with Lawyer

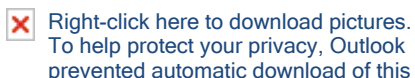
OK let me know.  
Thanks

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**From:** [lstyles@sentrymgt.com](mailto:lstyles@sentrymgt.com)  
**To:** [richardvanlooncmns@hotmail.com](mailto:richardvanlooncmns@hotmail.com); [b.hallihan@sympatico.ca](mailto:b.hallihan@sympatico.ca)  
**CC:** [pdecraene@comcast.net](mailto:pdecraene@comcast.net); [prw@aol.com](mailto:prw@aol.com)  
**Subject:** RE: Water Meter meeting with Lawyer  
**Date:** Tue, 4 Mar 2014 12:03:20 +0000

Hi Rick, I can try to set it up, however I can't on the 10<sup>th</sup> my day is full. I do have BOD meetings. However, let me confirm with the attorney about this date and to ensure there will not be a charge.

Thank you.



Lucia Stiles  
Community Association Manager  
Sentry Management Inc  
6330 Techster Blvd Suite 1  
Fort Myers FL 33966  
239-277-0112 ext 22  
239-277-0114 (fax)

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**From:** Rick Aliperti [<mailto:richardvanlooncmns@hotmail.com>]  
**Sent:** Monday, March 03, 2014 8:28 PM  
**To:** Lucia Stiles; [b.hallihan@sympatico.ca](mailto:b.hallihan@sympatico.ca)  
**Subject:** Water Meter meeting with Lawyer

Lucia,  
I need to keep things moving and will be out of town for the week.  
Can we get a No Charge meeting Monday the 10th to discuss their view on the vote they

passed, filed with the state and are now claiming it is invalid. I am not aware of anything in writing from them so we may just say this is just a rumor.

Please advise me so we can get the meters replaced and contract a new service provider.

Thanks,

Rick

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**This email is considered a VLC Board communication and may be shared with owners upon request. Catherine Hutton**