

# VAN LOON COMMONS CONDOMINIUM ASSOCIATION, INC.

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C/O - ASSOCIA GULF COAST, AAMC • 13461 PARKER COMMONS BLVD., SUITE #101  
FORT MYERS, FLORIDA 33912  
239-277-0718 (OFFICE) • 239-936-8310

MARCH 18, 2016

JAMES AND CATHERINE HUTTON  
1137 VAN LOON COMMONS CIRCLE #302  
CAPE CORAL, FL 33909

RE: 1137 VAN LOON #302 CAMERA AND CLUBHOUSE CONDITION

DEAR MR. & MRS. HUTTON,

It has been reported that the cameras in the clubhouse were physically moved as well as the condition of the clubhouse was left in a mess. There were pizza boxes left in the clubhouse, the pool table was defaced with scratching in the surface, the water was left on in the restroom, and the cover was not replaced on the pool table. Upon viewing the cameras it was apparent that you and a guest were in the Clubhouse during that time and the recording reflect yourself and a guest involved. Owners are responsible for all guest actions. The clubhouse is a community amenity that is for all residents' enjoyment.

Refer to the Governing Documents that state Owners shall be liable for the expense of any maintenance or replacement necessary. The Association contacted the camera company to readjust the cameras. The bill is attached and will be added to your account. Any further incidents will leave no other alternative but for the Association to proceed with legal actions.

**20.1 Negligence.** A Unit Owner shall be liable for the expense of any maintenance, repair or replacement made necessary by his negligence or by that of any member of his family or his or their guests, employees, agents or lessees, but only to the extent such expense is not met by the proceeds of insurance actually collected in respect of such negligence by the Association.

Sincerely,

*Debby L Keil*

Debby L Keil, CMCA, AMS  
On Behalf of the Board of Directors  
Van Loon Commons Condominium Association, Inc.

