
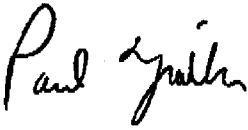




FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

INVESTIGATIVE REPORT

Office: Orlando		Date of Complaint: January 26, 2009		Case Number: 2009-004214	
Subject: JUDY WHITE 367 Northfork Place Lakeland, Florida 33809 863.640.5228			Complainant: ROSEMARY ZUBA 2635 Einwood Drive Poinciana, Florida 34758 407.932.1301		
Prefix: CAM	License Number: 30171	Profession: Community Association Manager		Board: B.C.A.M.	Report Date: January 26, 2010
Period of Investigation: June 16, 2009 to January 26, 2010				Type of Report: Final	
Alleged Violation: Rule 61-20.503(4), Failure to provide due professional care.					
Synopsis: This investigation is predicated upon a complaint filed by Homeowner, MS. ZUBA, alleging that MS. WHITE did not allow some residents of the association to vote because they were told that they were delinquent on their fees. (Exhibit 1). On June 16, 2009, a Subject Notification Letter and related documents were mailed to MS. WHITE'S address (Exhibit 2). D.B.P.R. licensing records indicate that MS. WHITE is licensed as a community association manager, license number 30171 and is current/active. Leland Management, Inc. is licensed as a community association firm, licensed number 2223 and is current (Exhibit 3).					
Related Case: None					
Investigator/Date:  01/26/2010 Robert T. Shindo INVESTIGATOR SPECIALIST II			Approved By/Date:  01/26/2010 Paul Uzialko, INVESTIGATOR SUPERVISOR		
Distribution: Division of Professions and Regulation – Headquarters / Osceola County State Attorney's Office					

CONTINUATION

According to homeowner MS. ZUBA she alleges that MS. WHITE conducted an illegal vote of the board so she could remain as the manager. She alleges that MS. WHITE allowed the developers to use 101 votes to override any votes from the residents. MS. ZUBA states that MS. WHITE also did not allow units owners that were delinquent on their fees to vote and the owners were turned away from the meeting. MS. ZUBA stated that many of the owners were not 90 days delinquent as stated in Florida Statutes and should have been allowed to vote. MS. ZUBA states that MS. WHITE also used association funds to hire an off duty Sheriffs Deputy to have at the owners meeting to control the meeting. MS. ZUBA alleges that MS. WHITE used the deputy to have her removed from the meeting.

According to MS. WHITE conducted the meeting at the direction of the board. MS. WHITE stated that the board made the decision not to allow delinquent owners to vote in the election. She states that after discussion of the decision and review of the statutes, the President did allow the owners were not over 90 days delinquent to vote in the election. MS. WHITE stated that it was the board that decided to have the deputy at the meeting because of the way some of the owners conducted themselves at the meetings. MS. WHITE stated that at the direction of the board she did instruct the deputy to have MS. ZUBA removed from the meeting because she kept disrupting the meeting. MS. ZUBA was allowed to stay if she agreed not to disrupt the meeting any further.