

Halsey Beshears, Secretary

Ron DeSantis, Governor

Pamela R. Wolters
PO Box 568846
Orlando, FL 32856

Case #2018-028084

RE: NOTICE OF NO PROBABLE CAUSE AND LETTER OF GUIDANCE

Dear Ms. Wolters:

The Department carefully considered the investigative report concerning this matter. Pursuant to section 455.225(4), Florida Statutes, the Department may, in lieu of a finding of probable cause, issue a letter of guidance. In this case, the Department has made a finding that probable cause may exist but determined that a letter of guidance is warranted instead.

The Department wants to make it clear, however, that its finding does not indicate it condones your conduct in this matter. While formal disciplinary action was not warranted, the Department hopes this letter will aid, assist and advise you in your future conduct regarding community association management.

Rule 61E14-2.001(3)(b), Florida Administrative Code, states that a licensee shall not “[d]eny or delay access to association official records to an owner or his or her authorized representative who is entitled to access within the timeframe and under the procedures set out in Sections 718.111(12), 719.104(2) or 720.303(5), F.S.”

The evidence shows that you may not have acted with the diligence required of community association management licensees.

Your actions could have resulted in the filing of an administrative complaint. Pursuant to section 468.436, Florida Statutes, you could have been subject to an administrative fine of up to \$5,000, and subsequent violations could result in more serious discipline, and increased fines.

This letter of guidance does not constitute discipline against you and is not appealable.

Dated this 1st day of February, 2019.

/s/ Christopher Villa

Christopher Villa
Florida Department of Business and
Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399-2202