

Marlene Leon-Rubido

Attorney At Law

850 NW 42 Avenue
Office Building, Suite 205
Miami, Florida 33126
email: marlenerubido@rubidolaw.com

Tel: (305) 596-2211
Tel: (305) 446-2517
Fax: (305) 446-7521

July 23, 2024

Division of Condominiums, Timeshares and Mobile Homes
Florida Department of Business and Professional Regulation
8550 NW 33 Street, Suite 401
Doral, Florida 33122
Attn: Ariam Hernandez, Financial Examiner II
Ariam.Hernandez@myfloridalicense.com

RE: Sunset Palms West Condominium Association Inc.
DBPR Case No: 2024-031849

Dear Mr. Hernandez:

Please note that the undersigned represents Sunset Palms West Condominium Association Inc. This letter serves to formally respond to your correspondence dated June 14, 2024 relating to the Complaint filed by unit owner, Carmen Rodriguez. Please excuse the delay in responding to your request, however the Association has had three different management companies since 2019 and it took some time to gather the requested information.

The following violations are alleged:

1. That the Association violated Florida Statutes, Section 718.111(13) by failing to timely mail or hand deliver a copy of the year end financial reports for the years 2019, 2020, and 2021, or provide notice of availability to the unit owners, no later than 120 after the end of each fiscal year or other date as provided in the Bylaws.

Please note that this violation is denied.

Attached are the Notices of Availability and the Affidavits of Mailing.

2. That the Association failed to provide Ms. Rodriguez with access and/or copy of the year end financial reports for the years 2019, 2020, and 20201 upon receipt of her written request.

Please note that this violation is also denied.

Attached are the email confirmations that the requested documents were provided to her on April 22, 2024.

Page Two
DBPR / Sunset

3. Lastly, in response to your request, enclosed are the financial reports for 2019, 2020, and 2021 and the Association's governing documents.

I hope that this clarifies and resolves the matter. Thank you and please contact my office if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'MLR', followed by a long horizontal flourish.

Marlene Leon-Rubido, Esquire

Enclosures

cc: Sunset Palms West Condo Asso.



Department of
BUSINESS AND PROFESSIONAL REGULATION

RON DESANTIS, GOVERNOR



MELANIE S. GRIFFIN, SECRETARY

6/14/2024

Via Email Address

Sunset Palms West Condominium Association, Inc.
C/O: Marlene Leon-Rubido, Esq., Registered Agent
6780 Coral Way
Miami, FL, 33155
marlenerubido@rubidolaw.com

RE: Sunset Palms West Condominium Association, Inc.
DBPR Case no. 2024031849

Dear Members of the Board and Registered Agent,

The Division of Florida Condominiums, Timeshares, and Mobile Homes ("Division"), is in receipt of a complaint filed against Sunset Palms West Condominium Association, Inc., for the following issue(s):

It is alleged that the Association, in violation of section 718.111(13), Florida Statutes, failed to timely mail or hand deliver a copy of the year-end financial report for the years 2019, 2020 and 2021, or a notice of availability to each unit owner no later than 120 days after the end of each fiscal year or other date as provided in the Bylaws. Specifically, Unit Owner Carmen Rodriguez, alleged that the Association failed to provide her access and/or copy of the yearend financial reports for the years 2019, 2020, and 2021 upon receipt of her written request.

Please reference the case number when responding and provide the following by **7/2/2024**

1. A written response to the allegation;
2. The Association's governing documents;
3. Copies of the annual financial reports for the years of 2019, 2020, and 2021.
4. Copies of the notices of availability for the year-end financial reports for years 2019, 2020 and 2021;
5. A copy of the affidavit of mailing/United States Postal Service certificate of mailing maintained by the Association for the notice of the availability of the year-end financial reports for the years 2019, 2020 and 2021, (if available); and
6. Any other documentation that the association determines as relevant.

LICENSE EFFICIENTLY. REGULATE FAIRLY.
MYFLORIDALICENSE.COM



Department of
BUSINESS AND PROFESSIONAL REGULATION

RON DESANTIS, GOVERNOR



MELANIE S. GRIFFIN, SECRETARY

YOUR ATTENTION IS DIRECTED TO RULE 61B-23.002(7)(b)1., FLORIDA ADMINISTRATIVE CODE, WHICH REQUIRES RETENTION OF THIS LETTER OR A COPY THEREOF AMONG THE OFFICIAL RECORDS OF YOUR CONDOMINIUM ASSOCIATION FOR FUTURE REFERENCE.

Sincerely
BUREAU OF COMPLIANCE

A handwritten signature in cursive script that reads "Ariam Hernandez".

Ariam Hernandez
Financial Examiner/Analyst II
8550 NW 33rd St. Ste. 401
Doral, FL 33122
(305) 629-1880
Ariam.Hernandez@myfloridalicense.com

**LICENSE EFFICIENTLY. REGULATE FAIRLY.
MYFLORIDALICENSE.COM**