

**RECEIVER'S NOTICE TO OWNERS OF
NOTICE OF VIOLATION ISSUED TO CARLOS VILLALOBOS**

Dear Owners:

We hope this message finds you in good health and spirits. We are writing to inform you of a recent development regarding one of our Advisory Directors, Carlos Villalobos.

Following a thorough investigation, the Receiver has issued a formal Notice of Violation to Mr. Villalobos. This notice is in response to repeated violations of the rules that govern the Hammocks.

Specifically, the violations include:

1. **Oath of Office:** Mr. Villalobos failed to uphold the Oath of Office, which mandates that all Advisory Directors “avoid the appearance of impropriety.”
2. **Official Rules of the Board of Directors:** Mr. Villalobos violated the Official Rules, which mandate that “Meetings of Committees are open to all members.”
3. **Receiver’s Written Instructions:** The Receiver explicitly instructed that the Association's counsel, Jesmany Jomarrón, attend all meetings of the Governing Documents Committee. Mr. Villalobos did not adhere to this directive.

Mr. Villalobos admitted to the Receiver that he conducted “regular internal virtual gatherings” of the Governing Documents Committee outside the presence of the owners and the Association’s counsel. Mr. Villalobos also admitted to this behavior during a meeting of the Advisory Board of Directors. During this meeting, the majority of the advisory board members (6 out of 7) and numerous owners present deemed this behavior inappropriate and inconsistent with the core principles of transparency, fairness, and integrity that guide our association.

It is imperative to emphasize that holding secret meetings was a tactic employed by the prior board of directors, and such practices will not be tolerated at the Hammocks. This Notice of Violation serves as a stern warning, indicating that any future violation will result in Mr. Villalobos’ removal as an Advisory Director and Chair of the Governing Documents Committee.

We trust that all members of our community are committed to upholding the highest standards of transparency and ethical conduct. We appreciate your attention to this matter, and we believe that together, we can ensure the continued success and integrity of our association.

If you have any questions or require further information, please do not hesitate to reach out to the Receiver’s attorney, Melanie Damian at Mdamian@dvllp.com.

Sincerely,
Receiver Judge David M. Gersten (ret.)

(A copy of the Notice of Violation issued to Carlos Villalobos follows)

RECEIVER'S NOTICE OF VIOLATION AS TO CARLOS VILLALOBOS

To: Carlos Villalobos
Advisory Director and
Chair of Governing Documents Committee

Subject: Receiver's Notice of Violation Against Carlos Villalobos

Dear Mr. Villalobos:

This letter serves as a Notice of Violation issued by the Receiver of Hammocks Community Association Incorporated. We have received information and conducted an investigation regarding your recent actions as an Advisory Director and Chair of the Governing Documents Committee.

It has come to our attention that you have been in violation of several critical rules and directives:

1. **Oath of Office:** You have failed to uphold the Oath of Office, which mandates that all Advisory Directors "avoid the appearance of impropriety."
2. **Official Rules of the Board of Directors:** You have violated the Official Rules, which mandate "Meetings of Committees are open to all members."
3. **Receiver's Written Instructions:** The Receiver explicitly instructed that the Association's counsel, Jesmany Jomarrón, attend all meetings of the Governing Documents Committee. This directive was not adhered to by you.

You admitted in writing to the Receiver that you conducted "regular internal virtual gatherings" of the Governing Documents Committee outside the presence of the owners and the Association's counsel. You also admitted to your behavior during a meeting of the Advisory Board of Directors. During the meeting, 6 out of the 7 board members, and numerous owners present, agreed this behavior is inappropriate and inconsistent with the fundamental principles of transparency, fairness, and integrity that govern the operations of the Hammocks Community Association Incorporated.

Your conduct was in direct contravention of the rules and bylaws that guide our operation. The holding of secret meetings was a tactic employed by the prior board of directors, and it is imperative to emphasize that such practices will not be tolerated under any circumstances at the Hammocks.

This Notice of Violation serves as a warning that any repeated infraction will result in your removal as an Advisory Director and as Chair of the Governing Documents Committee. It is crucial that all members of the Advisory Board of Directors demonstrate a commitment to upholding the highest standards of transparency and ethical conduct and to avoid all appearances of impropriety.

We trust that you will take this notice seriously and that you will make the necessary adjustments to your conduct moving forward. Should you require clarification or have any questions regarding this matter, please do not hesitate to contact the Receiver's attorney, Melanie Damian at Mdamian@dvlip.com.

Thank you for your immediate attention to this serious matter.

Sincerely,
Receiver Judge David M. Gersten (ret.)