

From: [Venezia, Joseph](#)
To: [205 - Conrad and Linda Necrason](#); [Sheri Kaplan](#); [417 - Sheryl Kolessar](#); [213-Mike Bono](#); [510 - Jack and Carol Hart](#)
Cc: manager@seacoastcondominium.com; eksna1c@embarqmail.com
Subject: RE: Mitigating Factors (Case: 2020013539)
Date: Monday, June 8, 2020 10:49:00 AM
Importance: High

Good Morning Team,

DBPR update: Dan, Mike I. and I met with Mr. Parker this morning on our case. It was a good conversation and based on our discussion the levied fine will definitely be reduced and possibly waived. He had already recommended a reduction based on our mitigating factors email sent last week and is going to speak with his supervisor today about waiving it entirely. Thank you Dan and Mike. We will keep you all informed as we receive additional information. No additional action is necessary on the Consent Order in hand. We will receive new guidance from DBPR.

Thanks,

Joe

Joseph P. Venezia | President
Sea Coast Board Of Directors
Tel: 352-735-8307 | Cell: 352-973-9166 | Fax: 281.664.5186
Email: JVenezia@PeopleScout.com

From: Venezia, Joseph
Sent: Friday, June 5, 2020 1:06 PM
To: Nickolas.Parker@myfloridalicense.com
Cc: manager@seacoastcondominium.com; eksna1c@embarqmail.com
Subject: RE: Mitigating Factors (Case: 2020013539)
Importance: High

Dear Mr. Parker,

Sea Coast Management Inc. is asking for your further consideration of the violation cited in the 'Consent Order', the levied fine, and posting requirements in this matter. Although the 2018 Financial Statement was beyond the 120 day requirement which we do not dispute, we believe the mitigating factors outlined below may warrant reconsideration of the levied fine.

1. The violation caused no harm to unit owner(s) or other persons or entities.
2. The association took affirmative or corrective action before it received the division's written notification of the violation.
3. The association cooperated with the division during the investigation.

Sea Coast Management Inc. has been in operation for 50 years and have never had an Owner file a

complaint with the DBPR. We provide hard copy and electronic budget tracking and monthly financial information on at least a quarterly basis. There was absolutely no harm to unit owners or any other persons or entities due to this infraction.

The Sea Coast Financial Report was received from our accounting firm on September 30, 2019 and immediately made available to our Membership upon receipt as is the normal protocol. Completion of the 2018 Financial Report was not prompted by the DBPR notification received months later in 2020. Since the accounting firm had filed for and received an extension for the taxes and other reporting requirements, we just assumed that the 120 day requirement cited in statute requirement was not applicable. We certainly won't let it happen in the future.

Lastly, we have demonstrated complete cooperation with the DBPR during this investigation and again ask for your consideration in waiving or reducing the levied fine.

If you need additional information or if there is anything else we need to submit, please feel free to contact me, Sea Coast Management, Inc. President or Dr. Daniel Coleman, Sea Coast Management, Inc. Treasurer at the Sea Coast management, Inc. address.

Sincerely,

Joseph P. Venezia (President)
Dr. Daniel Coleman (Treasurer)
Sea Coast Management, Inc. Board of Directors

Management Office
4155 South Atlantic Avenue
New Smyrna Beach, FL 32169

Thanks,

Joe

Joseph P. Venezia | President
Sea Coast Board Of Directors
Tel: 352-735-8307 | Cell: 352-973-9166 | Fax: 281.664.5186
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From: Venezia, Joseph
Sent: Friday, June 5, 2020 10:28 AM
To: Nickolas.Parker@myfloridalicense.com
Cc: manager@seacoastcondominium.com; eksna1c@embarqmail.com
Subject: RE: mitigating factors
Importance: High

Good Morning Mr. Parker,

Thank you for contacting Mike regarding potential mitigating factors. I will send you an email today documenting the mitigating factors in this case but I would ask to have a quick conversation with you before doing so. Please call me on my mobile number listed below if you have a few minutes today. I appreciate your time.

Thanks,

Joe

Joseph P. Venezia | President

Sea Coast Board Of Directors

Tel: 352-735-8307 | Cell: 352-973-9166 | Fax: 281.664.5186

Email: JVenezia@PeopleScout.com

From: Parker, Nickolas [<mailto:Nickolas.Parker@myfloridalicense.com>]

Sent: Thursday, June 04, 2020 2:10 PM

To: manager@seacoastcondominium.com

Subject: mitigating factors

Good afternoon per our telephone conversation discussing the mitigating factors there is a rule that DBPR has that respondents must adhere to in order to properly submit mitigating factors. Referring to rule 61B-21.003(3), F.A.C. it states how to properly submit mitigating factors and once you all have properly done so please email them to me and I can have them pushed forward swiftly. I do understand that you all did file for an extension on the 2018 financials however DBPR does not honor that extension and the 2018 financials were still considered late. The 2019 financials are not affected.



Nickolas “Nick” Parker

Financial Examiner/Analyst

Bureau of Compliance

Division of Florida Condominiums, Timeshares, and
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