From:	Dean Matt
To:	Vivian Carvalho
Cc:	Steve Heitzner; Scott Huebner; Steve Swanson; Robert C. Gang; Mark Barnebey; Greg Selep; Kwame Jackson
Subject:	Re: Public Records Request- ID# 27
Date:	Friday, November 20, 2026 9:52:01 AM

ALERT: This message is from an external source.BE CAUTIOUS before clicking any link or attachment

Board-

The email from Gang (see in link) states that the billing ledger I requested (three months ago, no less) is not a public record because it was never previously provided to the Board.

He states that the Board relied solely on the letter he sent (July, 2026…also included in the link) in which he requested the $50,000 increased that you very reluctantly agreed to.

Can I STRONGLY suggest that you formally request the detailed billing ledger from Gang for all months from January 2024 to present which would [supposedly] support his assertion that Greenberg Traurig incurred over $250,000 of legal expense as per his July letter and subsequent Board Meeting public statement.

It is a large invoice that requires some amount of review and due diligence. We want to make sure that the attorney didn't make a mistake or misrepresentation, either purposefully or inadvertently.

If we had a governance committee it would be one of the things that would be requested for review.

I'll be happy to provide a detailed review and summary for you to assure that what he represented is verified and supported by his records.

I believe that while this expense most likely got paid at closing of the bond issuance, regardless, it is a HUGE expense that residents deserve a detailed review of and one that the Board reluctantly approved because of time pressure and limited options. It deserves a thorough review.

Steve- as Chair I believe you can just request this in an email to him. I don't believe that it requires to wait for the next Board Meeting.

Regards,

Dean Matt
630.248.0646

The 48-48-48 Pickleball Challenge:
Https://Mucho-Dean-Aero.com/the-pickleball-challenge

Gone To Pot book: Https://GoneToPotBook.com

GolfGearGolf Accessories:

Https://GolfGear.Golf

On Nov 20, 2026, at 05:47, Vivian Carvalho <carvalhov@pfm.com> wrote:

Board Members, please do not "reply all" per the Florida Sunshine Laws.

Good morning,

Please refer to the attached updated hyperlink with the Bond Counsel Write Off Amount Records Request.

https://app.box.com/s/6ytbwwb0eu9t7xeh9l35kt24szh4czru

This should fulfill your records request for ID#27.

Regards,

Vivian Carvalho
Senior District Manager
____

PFM Management Services LLC
carvalhov@pfm.com | **phone & text 407.723-5945** | **web** pfmmanagement.com
Home
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817

<image001.jpg>