# Association accounting issues.

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Date: Tuesday, August 22, 2023 at 12:24 PM EDT

Patrick, this email shall serve as my official notification in writing that I have requested the board to hire a CPA, as mentioned in the contract that the board has with Tomoka Property Managment. Specifically Exhibit A section 1.6.
I am not a certified accountant and am not qualified to prepare an audit or review the accounts or the books of the association for accuracy, nor should any volunteers be tasked with this responsibility.

Additionally, I am making known that I have suggested that the Board hire a full-time onsite property manager in addition to the Community Association Manager that we currently have under contract. In light of the fact that the Developer has indicated that he will cease all operations at the property, there are many duties and functions that will no longer be provided to the property. I will not be responsible for providing these functions. These specific duties include managing, invoicing and overseeing the maintenance, cleaning, security of the property. Regardless of the fact that we may not have a contractual obligation to provide these services, we have a duty and obligation to the unit owners at DBR to provide a safe and clean environment for them to enjoy their property.

V/R
***David Marquis***
Managing Partner