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Neptune Villas Inc.
999 N Riverside Dr, Unit 8
Pompano Beach, Florida 33062
Johanne Cardinal (johanne@jolouis.com)

80043 2730618

October 11, 2024

Florida Division of Condominiums, Timeshares, and Mobile Homes
2415 N Monroe St. Suite 810
Tallahassee, FL 32303
United States

Subject: Notification of Unauthorized Actions by Former Secretary Gilbert De Avila

To Whom It May Concern,

I am writing to formally notify the Florida Division of Condominiums, Timeshares, and Mobile Homes that Gilbert De Avila, the former Secretary of Neptune Villas Inc., has made unauthorized changes on behalf of the corporation.

Mr. De Avila was relieved of his duties as Secretary and Board Member by a majority vote of the shareholders on September 10, 2024, effective as of September 17, 2024, in accordance with Florida Statute 719. Despite this, he has since attempted to take actions for which he no longer holds any authority.

On September 25, 2024, a duly convened Board meeting was held, during which the following appointments were made:

- Alberto Stephan as Director
- Jim Boog continued as Vice President
- Britt McKerrow was appointed Treasurer
- John Copolla remained President
- Johanne Cardinal was appointed Secretary, replacing Mr. De Avila.

However, on October 2, 2024, during a Board meeting held in accordance with the proper procedures, John Copolla was removed from the Board due to actions that appeared to involve an attempt at fraud.

At present, Jim Boog, our Vice President, is acting as Interim President. A Board of Directors meeting is scheduled for Tuesday, October 15, 2024, where we intend to formally appoint Britt McKerrow as both Treasurer and President of Neptune Villas Inc.

Both Mr. De Avila and Mr. Copolla have repeatedly violated Florida laws, terrorized residents, and committed numerous infractions over the years. These individuals no longer hold any authority within Neptune Villas Inc. and are not permitted to make any changes or take any actions on behalf of the corporation.

We request the Florida Division to take note of this situation and take appropriate action to prevent any further unauthorized activities by these individuals. (CHANGES MADE ON FILING ON CORPORATION'S RECORDS)

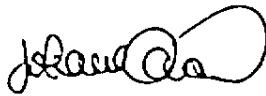
We presently have these 2 cases


- Case No. 2024043002
- Case No. 2024028702

Include please find the approved minutes of the meeting concerning the nomination of board members..

In a subsequent meeting the majority of the board members removed Mr. Coppola from the board.

Sincerely,


Johanne Cardinal
Secretary
Neptune Villas Inc.


OCTOBER 11 2024

State of Florida / County of Broward

The foregoing instrument was acknowledged before me by means of physical presence, this 11 day of OCTOBER 2024, by JOHANNE CARDINAL who is personally known to me or who has produced DRIVER LICENSE as identification.

