

# 723536



The Desir Law Firm, P.A.

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Email: [REDACTED]

Website: <http://www.thedesirlawfirm.com>

2019-04-18-15:42

April 18, 2019

Via U.S. Mail and Email at  
Sammy.caldwell@DOS.Myflorida.com

Sammy Caldwell  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**STATEMENT OF FACT**

**Re: Poinciana Village One Association, Inc.**

Dear Mr./Ms. Caldwell,

Please be advised that my firm is the counsel for Poinciana Village One Association, Inc. On April 9, 2019, Mark Maldonado arbitrarily and without the permission of the undersigned counsel or the duly elected board members of Poinciana Village One Association, Inc. altered the board members based on the previous filing made on February 26, 2019. The current board members should be Peter Jolly, Jacqueline Harvey, Clifton Bailey, and Michael Bailey. Please find the resolutions regarding the elected board enclosed with this letter.

In the meantime, should you have any questions or require any additional information, please do not hesitate to contact our office at [REDACTED]

Sincerely,

/s/ Leonard Desir, Jr.

Leonard Desir, Jr., Esq.

FURTHER AFFIANT SAYETH NAUGHT.

Peter Jolly  
Peter Jolly

AFFIRMED and prescribed before me this 16<sup>th</sup> day of April, 2019.

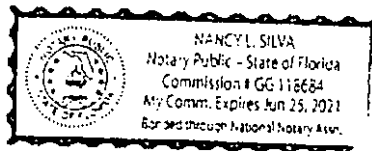
Nancy L. Silva  
Notary Public  
State of Florida  
GG118684  
Polk County

My commission expires:

☒ Personally known to me, or  
☒ Produced Identification

Type of Identification:

J400-635-52-010-0



FURTHER AFFIANT SAYETH NAUGHT.

Michael Bailey  
Michael Bailey

AFFIRMED and prescribed before me this 14 day of April, 2019.

Heidi Ortiz  
Notary Public  
State of Florida

My commission expires: 11/15/2021

     Personally known to me, or

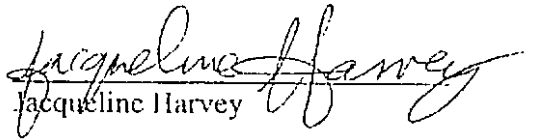
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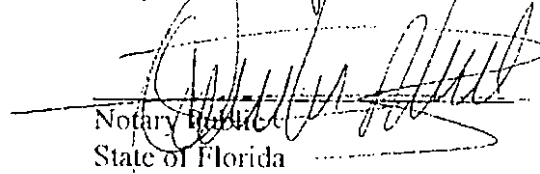


HEIDI J. ORTIZ  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG276404  
Expires 11/15/2021

FURTHER AFFLIANT SAYETH NAUGHT.

  
Jacqueline Harvey

AFFIRMED and prescribed before me this 14 day of April, 2019.

  
Notary Public  
State of Florida

My commission expires:

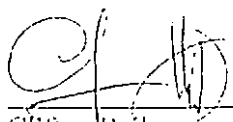
☐ Personally known to me, or

☒ Produced Identification

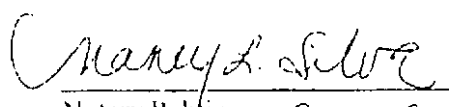
Type of Identification:

Florida Driver License

FURTHER AFFIANT SAYETH NAUGHT.

  
Clifton Bailey

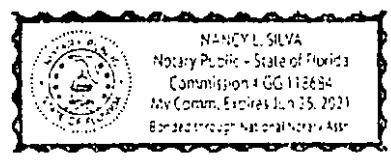
AFFIRMED and prescribed before me this 16<sup>th</sup> day of April, 2019.

  
Notary Public  
State of Florida  
66118484 Polk County

My commission expires:

☒ Personally known to me, or  
☒ Produced Identification

Type of Identification: B400-117-64-442-0



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Poinciana Village One Association, Inc.  
Village One Resolution  
Resolution 2 – 2018

OFFICE OF THE CLERK  
OSCEOLA COUNTY  
1000 N. W. 10TH AVENUE  
OSCEOLA, FL 32969  
(407) 882-2200  
WWW.OSCEOLAFLA.GOV

**WHEREAS** Village One Association is a member of the Association of Poinciana Villages Inc. as established and organized on 26<sup>th</sup> Day of May 1972, and

**WHEREAS** Association of Village One Inc. was established and Incorporated on 26<sup>th</sup> day of May 1972 and pursuant to Section 617.1007, Florida Status and

**WHEREAS** Article V of The Articles of Incorporation gave Association of Village One all the powers to run and organize the Corporation and

**WHEREAS** Article IX gave The Association the power and authority to assess and

**WHEREBY** Article X gave only the five Village Directors the powers to govern and manage all the affairs of this Association and

**WHEREAS** all Directors of this Association shall meet the requirements of Article VI of the Articles of Incorporation, and

**WHEREAS** Cypress Woods is under the jurisdiction of Village One as indicated on the Declaration of Covenants and Restrictions for Cypress Woods 1) Section 15 –“Village Association” shall mean and refer to Poinciana Village One 2) Article II prior restriction – this declaration does not supersede or replace the prior Restrictions. 3) Article III maintenance of amenities. Section 1 – Right to maintain – The Declarant (Avatar) shall maintain All amenities for a period of 10 years or until such time as Declarant no longer owns any portions of property whichever first occurs. Thereafter, the Master Board (APV) shall be responsible for the maintenance of the amenities, and

**WHEREAS** Cypress Woods is already paying assessment equally as every member of Village One Association for the same services offered to all the members and

**WHEREAS** a CFD was illegally created by Avatar, Association of Poinciana Villages, Inc and Osceola County and

**WHEREAS** Osceola County dissolved the CFD in July 2016 and turned the responsibilities to Village One Association because the Master Board (APV) and Avatar dba AV Homes, Inc. refused to take over their responsibilities, according to the plats recorded in Osceola County.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the legal Board of Directors of Village One Association as follows:

- 1) The preceding recitals are true and correct and are incorporated, herein
- 2) The Board of Directors of Village One shall handle all the affairs of this Association and that no additional assessment for Cypress Woods is warranted.
- 3) The oversight committee is dissolved and so be ceased and desist, immediately
- 4) The APV, Avatar dba AV Homes, Inc, FirstService Residential (FSR) , FSR employees and the APV hired attorneys can no longer interfere with the running of Village One Association
- 5) The APV shall take care of their responsibilities of maintenance at no additional cost to Cypress Woods owners and Village One Owners.

CLERK OF THE COURT  
OSCEOLA COUNTY  
1000 N. W. 10TH AVENUE  
OSCEOLA, FL 32969  
(407) 882-2200  
WWW.OSCEOLAFLA.GOV

This Resolution 2 -2018 is adopted by Village One Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_ 2018

Association of Village One, Inc.  
Board of Directors:

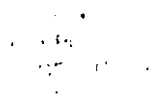


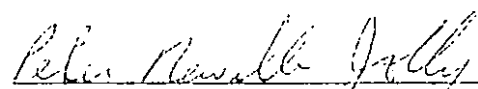
President: Elizabeth Welsh Cousins  
State of Florida County of Osceola

The foregoing instrument was acknowledged before me this 13 day of June 2018

By Elizabeth Welsh Cousins who (check One) ☐ Drivers Licenses(s) ☒ personally known to me. Have produced \_\_\_\_\_ as identification.

Seal:

  
Reed Johnson

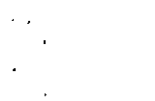


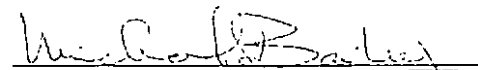
Vice President: Peter Newille Jolly  
State of Florida County of Osceola

The foregoing instrument was acknowledged before me this 13 day of June 2018

By Peter Newille Jolly who (check One) ☐ Drivers Licenses(s) ☒ personally known to me. Have produced \_\_\_\_\_ as identification.

Seal:

  
Reed Johnson

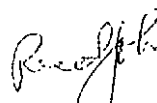


Secretary/Treasurer: Michael Bailey  
State of Florida County of Osceola

The foregoing instrument was acknowledged before me this 13 day of June 2018

By Michael Bailey who (check One) ☐ Drivers Licenses(s) ☒ personally known to me. Have produced \_\_\_\_\_ as identification.

Seal:

  
Reed Johnson