



Pelican Cove
Property Owner's Association, Inc.

6110 N. Ocean Blvd.
Ocean Ridge, FL 33435
Phone/Fax 561 734 1624
E-mail: pelicancovepoa@gmail.com

Date: [REDACTED]

SUBJECT: NOTICE OF CLAIM OF LIEN FILED

Unit Number [REDACTED] of Pelican Cove Property Owner's Association

Dear Mr./Mrs. [REDACTED],

This letter is to inform you a Claim of Lien has been filed against your property in the Palm Beach County Records because you have not timely paid your obligations to the Pelican Cove Property Owner's Association as set forth in the earlier letter sent to you (please see attached letter dated [REDACTED]).

The Association intends to file a lawsuit in the Palm Beach County court system to foreclose the lien and collect the unpaid amount within 45 days of this letter being provided to you. The lawsuit will also seek to collect the amount as a personal obligation of the Unit Owner, as provided by the Declaration of Covenants and Restrictions of the Association.

As per our earlier letter on the subject referenced above, interest and fees are already owed. As of the date of this letter, the total amount due with interest for 45 days AFTER the 30-day grace period is \$ [REDACTED], and this includes additional mailing costs (\$25.00) and Association attorney fees of \$100.00 related to this Notice of Delinquent Assessment letter alone. All costs of the lawsuit and associated attorney fees and continuing daily interest from this day forward will also be charged to your account.

Should you have any questions, please call me at [REDACTED] (phone number of MMA Accounting).

Sincerely,

Accounting Department

Cc: Ken Leberseld, POA President, attached to an email
Lyle Otremba, POA Treasurer, attached to an email
Miguel Di Criscio, POA Property Manager; attached to an email

Joshua Gerstin, Esq., POA Lawyer; attached to an email

Mailed to Owner Certified, returned receipt requested, and Regular Mail

ATTACHMENT

NOTICE OF INTENT TO RECORD A CLAIM OF LIEN