

Exhibit 1.b

Report on the Demotion of Lacey Evans from Secretary to Director

Prepared for September 9th, 2025 PLCA Board Meeting

Introduction

Thank you all for attending tonight's meeting. Many residents have asked why the PLCA Board voted to demote Lacey Evans from Secretary to Director. This report is intended to provide transparency, outline the factual history of events, and explain why the BOD took this step.

Serving on a condo board requires more than opinions or strong personalities. It requires cooperation, adherence to procedures, and above all, a commitment to protecting the community from unnecessary liability.

1. The 2024 Election and Lawsuit

In 2024, Lacey Evans, ran for a board seat and did not win. The results were, out of 279 units:

- Scott – 120 votes (43% of ballots mailed)
- Traci – 104 votes
- Mike – 94 votes
- Lacey – 77 votes

Prior to this defeat, Lacey and her husband Chris:

- Obtained owner lists and mailed letters filled with selective facts and accusations.
- Created a private Facebook group ("The Naked Truth") to distribute unchallenged information and divide owners.
- Filed an 84-page lawsuit against PLCA, alleging misrepresentation of the election.

The lawsuit demanded:

- The election be declared null and void.

- A new election supervised by a neutral third party.
- Reimbursement of their attorney's fees.

Outcome and costs:

- The election was held June 22, 2024. Chris and Lacey had 60 or 61 days to file their complaint. They calculated the date to be August 23rd, 2024 at 5:00pm. Their attorney sent in their complaint on the date it was due, but after 5:00pm, so DBPR threw it out.
- We ended up doing mediation anyway, in December of 2024.
- On March 12, 2025, the case was dismissed with prejudice, which meant that PLCA could proceed with collecting reimbursement of court costs for our owners.
- On June 11th, 2025, the Circuit Court of the Sixth Judicial Circuit in and For Pasco County, Florida ruled that Paradise Lakes is the prevailing party in this matter and is entitled to recovery of its reasonable attorney's fees and costs. Total court costs for PLCA shows invoices for \$13,569 in legal fees. However, any legal fees we spend to collect the \$13,569 will come out of PLCA's pocket.
- Not shown in these expenses, was the December 2024 mediation, which was \$3440.
- $\$13,569 + \$3440 = \$17,009.00 / \61 per condo unit increase in your condo fees
- Our D&O and general liability insurance increased by \$30,000, with their pending lawsuit cited as a factor, resulting in another \$107.52 per unit increase in condo fees.
- Unfortunately, because all of this litigation was still active, the board couldn't say anything without being accused of improper influence of an election by a board member.

2. The 2025 Election

Despite the prior lawsuit, Lacey ran again, and on June 22nd, 2025. The results were out of 279 units:

- Lacey Evans – 85 votes (30.4% of 279 mailed ballots)
- Ninalynn Saindon – 73 votes
- Bill Freel – 72 votes
- Gary Kelly – 39 votes
- Kristy – 36 votes

Why this context matters:

- Lacey was elected by about 30.4% owners, 7 votes more than the year before.
- On June 26th, 2025, just days after the election, The Evans legal counsel submitted their reply, which basically said PLCA's entitlement to fees is lacking, because no cause of action for breach of declaration was pled, procedural dismissal does not establish prevailing party status, misapplication of Florida Statute 718, PLCA failed to plead entitlement to attorney's fees and cannot cure that defect post judgement, and that fee amounts are excessive and unreasonable.
- Our legal counsel responded on July 1st, saying yes indeed, PLCA was entitled to those amounts.
- August 28th, 2025 - there was a hearing regarding the fees, however, as the documents have not been publicly filed, I can't comment any further. If you'd like to see the documents for yourself, visit www.pascoclerk.com and search through the Circuit Court Records.
- Just to summarize, Chris and Lacey Evans have cost the association \$13,569 in legal fees, \$3440 in mediation, and contributed to a \$30,000 increase in our D&O and General Liability Insurance...so we are just shy of \$50,000, not counting the additional attorney's expenses we need to collect. Unfortunately, as much of this was pending litigation, the board again couldn't say anything.
- Now, Lacey Evans is on the board, and she begins...

3. Continuous Demands for Power and Authority

- **June 24–25, 2025 Emails:** Lacey demanded to serve as either Treasurer or President, claiming she had a "mandate from the community." We found it a little odd that she had no interest in learning PLCA's operation practices or finances prior to this declaration.
- **June 29, 2025 Email:** Lacey Evans Objected to a community-wide message signed "On Behalf of the Board," insisting she must approve it. Even though her term had not yet begun.
- **July 21, 2025 Email:** Refused to follow governance guidelines, misrepresented and overstepped her authority as Secretary, demanded unchecked access to client/attorney records, questioned the legitimacy of fellow directors, and reached out to our attorney without the required approval of three board members. I will say, that when each of us took the course initially, we were told our course certificates were good for 7 years. When I was re-elected in June of 2024, I went ahead and retook the 4 hour course a 2nd time on June 27th, 2025, just in case, not knowing they would change the law 4 days later.

- **August 14, 2025 Emails:** Used her position as Secretary to illegally declare Mike Fitzsimmons, Ninalynn Saindon, and myself suspended due to expired certification courses. Later that evening, after I completed my course, Lacey Evans, Secretary, unilaterally declared me "unsuspended." **Legal clarification:** Florida Statute 718 does not give the Secretary, or any director, the power to suspend other members. Her incessant demands that the certificates be given to her, or they otherwise didn't count, goes against established PLCA procedures that all certificates are given to the PLCA Admin for posting on the Vanguard website.

4. Audit and Compliance Committee Proposal

On July 3, 2025, Lacey submitted a proposal for an Audit and Compliance Committee.

Key provisions:

- Committee Chair and Board Liaison, (which she declared as herself) would have unrestricted access to all PLCA records; including financial, legal, personnel, and owner personal information, which may or may not have anything to do with the audit.
- The Board Liaison and Audit and Compliance Committee Chairperson shall be granted unrestricted access to all financial and other documents as necessary, without the requirement of submitting a formal records request.
- The Committee Chairperson must currently hold or have previously held a CPA license, possess a degree in accounting, and/or demonstrate substantial expertise in tax codes and auditing standards.

Risks:

- Would have given her and a non-board member access to attorney-client privileged documents tied to her own lawsuit.
- Undermines all personal information safeguards as stated in Florida Statute 718.
- If approved, would expose PLCA to liability for any data breach committed by members of this committee.

The board unanimously rejected the proposal.

On a side note, when the audits were completed and emailed to all board members, there were no comments from Lacey. If the audits were really that concerning, why wasn't any feedback provided? My guess is because the auditors didn't find anything.

5. Refusal to Sign Board Guidelines

Before July 2025, PLCA counsel drafted **non-binding Board Member Guidelines** to set expectations of professionalism and confidentiality.

What happened:

- All board members signed—except Lacey.
- She argued they contradicted Florida law and interfered with her duties.
- Sent repeated emails demanding to know who drafted them, which attorneys were consulted, and sought privileged communications.

Legal clarification:

- Guidelines are voluntary, not binding.
- Refusal to sign carried no consequences.
- Demands for privileged communications were not appropriate.

6. Meeting Minutes and Certifications

As Secretary, Lacey was responsible for accurate minutes.

Minutes:

- The July 8, 2025 draft contained numerous inaccuracies and personal opinions. The problem with that, is Condo Board Meeting Minutes become Legal Documents, and any misinformation could be used against the association
- Minutes should only should describe the motion, and who passed it. He said / she said stuff does not need to be in the minutes.
- The minutes could not be approved at the last meeting because they were incorrect.
- Lacey, as of 4 hours before this board meeting, was still trying to get her version of the minutes passed.
- She then submitted minutes for the August 8th, 2025 meeting, which she walked out on before the meeting started, after she was shut down over the Board Member Education Certificates.

7. Misplaced Priorities

Between August 22nd and August 27th, 2025, PLCA received two notices:

- We had a convicted felon that discovered renting property and doing tattoos on the dock. We had Pasco Sheriff's respond to domestic disputes at this unit, twice. When a background check was done, it was discovered the tenant had a record for domestic battery by strangulation, tampering with a witness, felony battery, simple battery, violation of pretrial release.
- We also had emails from residents reporting attempted and successful golf cart thefts.
- There was no response from Lacey regarding these issues.
- During this same time, we did receive emails from Lacey about how we needed a town hall to interview the three people that applied for the open board member position, and accusations that Scott, Mike and I had already made up our mind about who we wanted.

8. Committee Maneuvering

- On September 2nd: I got a copy of an email from Leslie Ackel, who wanted to appoint Becky Chaudry as Chairperson, and Lacey to replace Scott as the Board Liaison, as Naked Bob Schleicher had resigned as committee chair.
- From her email: Please submit a vote by Friday, September 5th. No response will be taken as a yes vote to change the leadership of the committee.
- Not only does this violate the PLCA Board Member Guidelines, but this request made by Leslie, and Lacey who appeared to be attempting to put the board in a position to violate Florida's Sunshine Law, by forcing an online committee meeting, without 48 hours posted notice for the owners.

9. Board Member Retaliation

The board has observed a pattern:

- When Lacey's requests are denied, the board is immediately flooded with mass emails, records requests (official and unofficial), and hostile social media attacks.
- These appear systematic, creating hostility and overwhelming good board members who have donated THOUSANDS of hours to making our community a better place to live.
- It increasingly seems the board is not just dealing with one elected member, but also other unelected surrogates who amplify Lacey's agenda.

Conclusion: A Clear Pattern

The record shows a consistent pattern:

- **2024 Election:** Lost with 77 votes; responded with a lawsuit costing owners nearly \$18,000 and higher insurance premiums.
- **2025 Election:** Won with 85 votes (30% of owners) but immediately demanded officer roles.
- **On the Board:** Submitted inaccurate minutes, attempted to suspend fellow directors illegally, proposed a committee that endangered privacy, and pursued privileged legal communications.
- **Priorities:** Focused on internal conflict rather than urgent safety matters.
- **Committees:** Attempted to gain influence outside proper procedure.

While the board members were hoping to work with Lacey instead of against her, we found ourselves in the unfortunate position of having to defend PLCA and ourselves from multiple inside attacks.

For these reasons, three of the PLCA Board voted to remove Lacey Evans from the position of Secretary. She remains a Director, but without officer responsibilities, to protect the integrity and effective operation of the Board.