

Point 4

Overview

This document contains a series of email exchanges between Paul Bolduc, Geoff Bain (both current board members), other board members, and the property manager of BORS at the time. The emails reveal that Paul and Geoff aggressively questioned why a list of units suspected of illegal short-term rental activity was provided to the City of Miami. Notably, one email from Mr. Bolduc includes vulgar language in defense of short-term rentals, raising serious concerns about the conduct and priorities of the current board.

Fw: List to the city

From: Paul Bolduc <pebolduc@gmail.com>
Sent: Tuesday, November 19, 2024 8:34 AM
To: geoff randgroupinc.com <Geoff@randgroupinc.com>
Cc: BORS I Manager <Manager@borsouth.com>; Carmelo Vittorio De Stefano <carmelo.v.destefano@gmail.com>; Jorge Castillo <jorge@jorgecastillo.com>; Amal Elsheemy <amalelsheemy@gmail.com>
Subject: Re: List to the city

Hello all,

I would like to know what happened. Please respond to Geoff's questions. We need to get this out in the open so we can handle it correctly.

-Paul Bolduc

On Tue, Nov 19, 2024 at 6:16 AM Paul Bolduc <pebolduc@gmail.com> wrote:

This is a conversation that should include the entire current board. It's concerning if the current board sent or was aware of any list that was sent to the city. It's even more concerning if the current board was unaware and a list was sent to the city.

This is the kind of garbage that needs to stop. This needs to be handled by our board without going to the city.

We should avoid risking legal action with the city.

Please include Jorge and Carmelo in this conversation. I'd like some clarification on what happened and the potential damage it could cause.

-Paul Bolduc

On Tue, Nov 19, 2024 at 5:37 AM geoff [randgroupinc.com](mailto:geoff@randgroupinc.com) <geoff@randgroupinc.com> wrote:

Hi Erich,

I 100% agree that I should have yet I do not have any of the information from the questions below. I have added the 2 owners who had their names used by Roldolfo in the meeting as I want our

association to be clear and transparent Can you please answer the questions below.

1. When was this list turned over to the city?
2. Who from the board has seen the list that was giving to the city?
3. Who from the board approved the submission of this list to the city?
4. To whom in the city was this list provided?
5. Has this list been shared with or discussed with anyone outside of the intended recipients? If so, who?
6. How did Rodolfo, gain knowledge of this list and its contents?
7. Was Claudia Garcia, or anyone else, provided a copy of this list or informed about it?

Thank you,
Geoff Bain
Rand Group Inc.
[2537 NW 74th Ave](#)
[Miami FL 33122](#)

From: BORS I Manager <manager@borsouth.com>
Sent: Monday, November 18, 2024 12:25 PM
To: geoff [randgroupinc.com](mailto:geoff@randgroupinc.com) <geoff@randgroupinc.com>; Carmelo Vittorio De Stefano <carmelo.v.destefano@gmail.com>; Jorge Castillo <jorge@jorgecastillo.com>
Subject: RE: List to the city

Good morning Geoff,

I hope you are doing well. I think that as a BOD member you should have the answers to all those questions.

Please let me know if we should include all the previous in our next BOD meeting!

Respectfully,

ERICH LEYVA, LCAM
Property Manager

BRICKELL
ON THE RIVER
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manager@borsouth.com

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From: geoff randgroupinc.com <geoff@randgroupinc.com>
Sent: Monday, November 18, 2024 12:20 PM
To: BORS I Manager <manager@borsouth.com>; Carmelo Vittorio De Stefano <carmelo.v.destefano@gmail.com>; Jorge Castillo <jorge@jorgecastillo.com>; Amal Elsheemy <amalelsheemy@gmail.com>; Paul Bolduc <pebolduc@gmail.com>
Subject: List to the city

Hi Erich,

I am writing to request immediate clarification on the list referenced by Rodolfo during our recent meeting. I have included Amal and Paul to this email as their names were specifically mentioned in the meeting by an unknown person. There are several concerns that need to be addressed, as this matter directly impacts the transparency and integrity of the association's operations. Please provide answers to the following questions:

1.
When was this list turned over to the city?
2.
Who from the board has seen the list that was giving to the city?
3.
Who from the board approved the submission of this list to the city?
4.
To whom in the city was this list provided?
5.
Has this list been shared with or discussed with anyone outside of the intended recipients? If so, who?
6.
How did Rodolfo, gain knowledge of this list and its contents?
7.
Was Claudia Garcia, or anyone else, provided a copy of this list or informed about it?

Thank you,
Geoff Bain

Fw: Brickell on the River Survey

From: Paul Bolduc <pebolduc@gmail.com>

Sent: Friday, July 26, 2024 8:29 PM

To: corvitmiami@gmail.com <corvitmiami@gmail.com>; Jorge Castillo <jorge@jorgecastillo.com>; Olivia Cano - Brickell on the River <ocano@miamimanagement.com>; geoff randgroupinc.com <Geoff@randgroupinc.com>

Subject: Brickell on the River Survey

This survey is unnecessary and at the very least needs some better questions.

Our condo docs explicitly say that there will be no minimum to the length of lease when an owner rents out their unit. This is regardless of what the city says about zoning. If our documents which govern our building and which our board of directors must follow are not in compliance with city code then it is incumbent upon the board to take the necessary actions to become compliant.

This survey doesn't mean anything. Our documents have the final and only say upon this matter.

However, if you must do a survey, please consider the following questions:

Are you in favor of taking a 100k hit to your property value?

Do you think you should fuck over your neighbors financial investments?

What gives you the right to change 20+ years of STR precedent in BoR South tower?

Do you think the Board of Directors has done a good job in protecting your property value and maintaining the property?

Are you happy with the STID access system? How many times have you gone to the admin office with problems? 5-10 times? 15-20? I've lost count. ?

The board needs to start protecting the investments and property values of OWNERS in the building. If the condo docs are not in compliance with the city then the board needs to take the proper steps to be in compliance.

-Paul Bolduc