

October 25, 2022

Final Investigative Report

Case Name: Sarkhosh, Azeen v Hunters Glen Condominium Association Inc. et al

Case Number: 04-22-2195-8; PC-22-050

I. Jurisdiction

A complaint was filed on July 25, 2022 alleging that the complainant(s) was injured by a discriminatory act. It is alleged that the respondent(s) was responsible for: Discriminatory refusal to sell; and Failure to make reasonable accommodation. It is alleged that the respondent(s)'s acts were based on Disability. The most recent act is alleged to have occurred on May 25, 2022, and is continuing. The property is located at: 2045 Hunters Glen Drive, Apt. 525, Dunedin, FL 34698. The property in question is not exempt under the applicable statutes. If proven, the allegation(s) would constitute a violation of Article II, Division 3 of Chapter 70 of the Code of Ordinances of Pinellas County, Florida and Sections 804(f), and 804(f)(3)(B) of Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Act of 1988.

The respondent(s) receive no federal funding.

II. Parties and Aggrieved Persons

A. Complainant(s)

Azeen Sarkhosh
2855 Gulf to Bay Blvd
11107
Clearwater, FL 33759

Complainant Representative(s)

Complainant Allegations

Azeen Sarkhosh (CP Sarkhosh) is a disabled woman that wanted to purchase the property located at 2045 Hunter Glen Drive Apt. 525 Dunedin, FL 34698. The property is owned by Scott Tsujita and governed by Hunters Glen Condominium Association Inc. d/b/a Condominium Associates (RP Glen). CP Sarkhosh states that she submitted a reasonable accommodation request for her emotional support animal (ESA) to RP Glen and the request was denied. On April 24, 2022, Cp Sarkhosh had an executed contract with a closing date of May 25, 2022, for the property located at 2045 Hunters Glen Drive Apt. 525 Dunedin, FL 34698. CP Sarkhosh states per instructions from RP Glen she submitted the homeowners association application, a copy of the executed contract, a check in the amount of \$150.00, and a copy of the ESA documentation to RP Glen. CP Sarkhosh states that the application form stated that she would receive either an approval or denial letter within 20 days from the receipt of the documents she submitted, giving an estimated response

date of May 24, 2022, a day prior to the closing date. On May 5, 2022, CP Sarkhosh contacted RP Glen to confirm that the application was received. CP Sarkhosh was advised at that time that the application was received and to follow up on May 16, 2022. On May 12, 2022, CP Sarkhosh received a call from Ricky Torres (RP Torres) of RP Glen asking for her driver's license, which she emailed to him. CP Sarkhosh states RP Torres confirmed the application was forwarded to the Board of Directors. On May 17, 2022, CP Sarkhosh received an email from RP Torres asking for a copy of the property sales contract, which she provided via email. On May 20, 2022, CP Sarkhosh sent an email to RP Torres following up on her application. On May 23, 2022, CP Sarkhosh received a response from RP Torres indicating that the president of the Board of Directors had been out with Covid. RP Torres also stated that he believed that the ESA was over the limit stated in the documents and they might request more information. CP Sarkhosh states she called RP Glen to find out the status of her application, since the closing was scheduled for the 25th of May, and she was referred to Benjamin Epifanio (RP Epifanio). CP Sarkhosh states she spoke with RP Epifanio who advised her that the status of her ESA was under review with the Board of Directors and their attorney. CP Sarkhosh requested the attorney's information, which was provided by RP Epifanio on May 24, 2022. On May 24, 2022, CP Sarkhosh states she contacted attorney Robert Todd and was advised that the ESA status was still in review, and they did not know when it would be completed. CP Sarkhosh contacted RP Epifanio to see if there was anything she could do to remedy the situation and was advised to provide a letter from her doctor explaining why she needed an ESA. CP Sarkhosh advised she would get a letter from her doctor explaining the need without disclosing medical information. On May 25, 2022, CP Sarkhosh was advised by her broker that the purchase could not be completed, since the approval from RP Glen was not granted. CP Sarkhosh made attempts to contact RP Epifanio in order to receive approval but was unable to and had to request for the sales contract to be canceled in order to minimize her losses. After CP Sarkhosh canceled the contract, she received an email from RP Epifanio stating that she was approved, however, her ESA was still under review. CP Sarkhosh states that the denial of the reasonable accommodation for her ESA is a violation of her rights.

B. Other Aggrieved Persons

C. Respondent(s)

PHP Management Services LLC
Registered Agent: Anand Shah
d/b/a Condominium Associates
260
3001 Executive Drive
Clearwater, FL 33762

Hunters Glen Condominium Association Inc
Registered Agent: Todd Robert
Association Assessment Attorneys
539
111 2nd Ave. NE
St. Petersburg, FL 33701

Benjamin A Epifanio
Hunters Glen Condominium Association Inc.
3001 Executive Drive
Suite 260
Clearwater, FL 33762

Ricky Torres
PHP Management Services LLC
d/b/a Condominium Associates
Suite 260
3001 Executive Drive
Clearwater, FL 33762

Respondent Representative(s)

Doug Jenkins
Condominium Associates
3001 Executive Drive
260
Clearwater, FL 33762

Representing: Anand Shah (PHP Management Services LLC)

Notes:

Robert L. Todd
Association Assessment Attorneys
111 2nd Ave. NE
539
St. Petersburg, FL 33701

Representing: Todd Robert (Hunters Glen Condominium Association Inc)

Notes:

Respondent Defenses

The Association receives no federal funding and is not open to the general public. There are 64 units. Exhibit A includes the Association's Bylaws, Articles of Incorporation, and Rules and Regulations, which the Association utilized to operate the Association and corporate business. No person on the Board or management, current or in the recent past, is aware of any previous fair housing complaint made against them. The Association has been in existence since 1985 so it is possible that a complaint may have been made in decades past, however no active member or owner is aware of such complaint. The Association has received requests for approval of reasonable accommodations for emotional support animals in the past, and such requests have

been granted. Respondent denies the allegations that it discriminated against the Complainant. Association has the authority to enforce restrictions, make business decisions and consider, approve, and deny reasonable accommodations. The Association's governing documents restricts pets to two animals, each weighing no more than 20 pounds at maturity. Respondent's counsel denies communication with Complainant on May 24, 2022, where Complainant "was advised that the ESA status was still in review, and they did not know when it would be completed." Rather, on or about May 24, 2022, Complainant was informed of the need to provide any documentation in relation to her request of the reasonable accommodation so that it could be considered and granted. Subsequent to such communication, Complainant sent to the Association management, a request for reasonable accommodation related to a non-apparent disability. It was sent by e-mail May 24th, 2022, at 4:07 PM to management, and from management Respondent via e-mail on May 24, 2022, at 7:13 PM. See attached Exhibit B. Complainant failed to disclose that the Respondent provided written response to the request and intent to approve the accommodation no more than five business days after receipt of the documentation set forth in Exhibit B. The Association's intent to approve the requested accommodation is expressly stated, and request for clarification that the animal to be granted the accommodation was the animal referenced in her request, as both the name and weight of the animal were different was directed to Complainant. See Attachment Exhibit C. Complainant not only received and acknowledged receipt of such correspondence intending to grant the accommodation but also provided clarification with both the name and weight discrepancies present in the request an accommodation paperwork. See Exhibit D. The evidence shows Complainant's request and supporting documentation was known to the Association at the close of business on May 24, 2022, and the Respondent's "intent to provide written approval for the reasonable accommodation as proposed" was provided in writing on June 1, 2022, at open a business. There's no evidence the Association did not timely correspond with Complainant related to her request for reasonable accommodation. There is, however, evidence that the Association timely reviewed, considered, and corresponded with the Complainant and intended to grant the reasonable accommodation in no less than five business days of receipt as set forth in Exhibits B, C and D. Respondent is afforded no less than 20 days to provide approval for a potential sale, after an application is received, or five days following the interview, whichever is later. See Exhibit A (Article 19). Complainant's application was confirmed to be received on May 5, 2022. Respondent approved the purchase of the property in writing on May 25, 2022. See Exhibit E. Complainant was additionally apprised of such approval on May 26, 2022, via e-mail from the property manager and a third time via Respondent's attorney on June 1, 2022, in the attached Exhibit C. In sum, Complainant has failed to provide any evidence that she has been discriminated against based upon failure to approve sale or grant a reasonable accommodation.

PHP Management Services LLC, d/b/a Condominium Associates employs staff to assist not for profit homeowner and condo associations with the financial, maintenance, and administrative duties of operating the corporation. PHP was not involved or made any decision in the decision as it relates to the complaint or the Complainant.

D. Witnesses

III. Case Summary

A. Interviews

Complainant: Sarkhosh, Azeen
Date of Interview: September 01, 2022
Type of Interview: Email
Interviewer: Lewis, Alana

Cp was sent a copy of the Position Statement and asked to furnish a written rebuttal. Additionally, she was asked to provide all emails/correspondence from the Rps. Lastly, she was given the opportunity to submit a proposal for the purposes of settlement.

Complainant: Sarkhosh, Azeen
Date of Interview: October 10, 2022
Type of Interview: Email
Interviewer: Lewis, Alana

The Cp was asked to provide all email correspondences with the Rps. Provide a copy of the sales contract. Furnish an affidavit from broker, Beverly Gracy.

Respondent Representative: Jenkins, Doug
Date of Interview: October 10, 2022
Type of Interview: Email
Interviewer: Lewis, Alana

Rp Jenkins was asked to furnish affidavits from those that communicated with the Cp throughout the application process. He was also asked to submit all email correspondence regarding the Cp's request for approval of the ESA and a copy of her application.

Respondent: Robert, Todd
Date of Interview: October 10, 2022
Type of Interview: Email
Interviewer: Lewis, Alana

Atty Todd was asked to furnish the following supplemental info: affidavits for Benjamin, Ricky Torres, Arlene and Janet and any additional staff who spoke to the Complainant (CP). Their statements should be related to their experience dealing with the CP, dates and manner of communication, context of conversations etc.; a copy of ALL email correspondences regarding the CP's request for approval of the ESA; a copy of the CP's application, all attachments, the manner and date that the application was received; HOA meeting minutes from April 2022 to date (specifically any meeting minutes where the CP was discussed.) If a meeting was not conducted, explain the manner as to which the Board reviewed her application; a copy of all reasonable accommodation requests submitted from May 2021- June 2022. Include if the request was approved or denied, each unit number, type of animal, weight and if all requestors were required to submit the Animal Accommodation Fact Sheet and provide copies of same; according to the Position Statement, the CP's approval was sent in writing on May 25, 2022, provide a copy of the

email, letter or any correspondences informing the CP that she was approved; and clarify if the RP is disputing that they received the CP's ESA request on May 24th.

B. Documents

Nature of Document: Hunter's Glen Position Statement

Who Provided: Atty Robert L. Todd

How Transmitted to HUD: Email

Date of Document: August 04, 2022

Date Obtained: August 04, 2022

POSITION STATEMENT OF RESPONDENT (7 pages): The Association receives no federal funding and is not open to the general public. There are 64 units. Exhibit A includes the Association's Bylaws, Articles of Incorporation, and Rules and Regulations, which the Association utilized to operate the Association and corporate business. No person on the Board or management, current or in the recent past, is aware of any previous fair housing complaint made against them. The Association has been in existence since 1985 so it is possible that a complaint may have been made in decades past, however no active member or owner is aware of such complaint. The Association has received requests for approval of reasonable accommodations for emotional support animals in the past, and such requests have been granted. Respondent denies the allegations that it discriminated against the Complainant. Association has the authority to enforce restrictions, make business decisions and consider, approve, and deny reasonable accommodations. The Association's governing documents restricts pets to two animals, each weighing no more than 20 pounds at maturity. Respondent's counsel denies communication with Complainant on May 24, 2022, where Complainant "was advised that the ESA status was still in review, and they did not know when it would be completed." Rather, on or about May 24, 2022, Complainant was informed of the need to provide any documentation in relation to her request of the reasonable accommodation so that it could be considered and granted. Subsequent to such communication, Complainant sent to the Association management, a request for reasonable accommodation related to a non-apparent disability. It was sent by e-mail May 24th, 2022, at 4:07 PM to management, and from management Respondent via e-mail on May 24, 2022, at 7:13 PM. See attached Exhibit B. Complainant failed to disclose that the Respondent provided written response to the request and intent to approve the accommodation no more than five business days after receipt of the documentation set forth in Exhibit B. The Association's intent to approve the requested accommodation is expressly stated, and request for clarification that the animal to be granted the accommodation was the animal referenced in her request, as both the name and weight of the animal were different was directed to Complainant. See Attachment Exhibit C. Complainant not only received and acknowledged receipt of such correspondence intending to grant the accommodation but also provided clarification with both the name and weight discrepancies present in the request an accommodation paperwork. See Exhibit D. The evidence shows Complainant's request and supporting documentation was known to the Association at the close of business on May 24, 2022, and the Respondent's "intent to provide written approval for the reasonable accommodation as proposed" was provided in writing on June 1, 2022, at open a business. There's no evidence the Association did not timely correspond with Complainant related to her request for reasonable accommodation. There is, however, evidence that the Association timely reviewed, considered, and corresponded with the

Complainant and intended to grant the reasonable accommodation in no less than five business days of receipt as set forth in Exhibits B, C and D. Respondent is afforded no less than 20 days to provide approval for a potential sale, after an application is received, or five days following the interview, whichever is later. See Exhibit A (Article 19). Complainant's application was confirmed to be received on May 5, 2022. Respondent approved the purchase of the property in writing on May 25, 2022. See Exhibit E. Complainant was additionally apprised of such approval on May 26, 2022, via e-mail from the property manager and a third time via Respondent's attorney on June 1, 2022, in the attached Exhibit C. In sum, Complainant has failed to provide any evidence that she has been discriminated against based upon failure to approve sale or grant a reasonable accommodation.

Ann Bernardone, President, signed an Affidavit.

Exhibit A: 2004 Certificate of Amendment to the Declaration of Condominium of Hunter's Glen a Condominium (86 pages)

Exhibit B: Email dated May 24, 2022 from Complainant to Management regarding the Complainant's need for an ESA. Included in the email was a statement from a licensed therapist verifying the Complainant's disability.

Exhibit C: Email dated June 1, 2022, from Respondent's attorney to the Complainant requesting that she complete an Animal Accommodation Fact Sheet because the therapist identified the proposed ESA as "Sepia" weighing 65 pounds; however, the Complainant identified the ESA as "Sepia" a 50 pound dog.

Exhibit D: Email dated June 2, 2022, from the Complainant to the Respondent's attorney. Ms. Sarkhosh clarifies that her ESA currently weighs 50 pounds and is named Sepia. She goes on to say that the condo is under contract with a new buyer and the process has been stressful.

Exhibit E: Certificate of Approval dated May 25, 2022, for unit 2045/525.

Nature of Document: PHP Position Statement

Who Provided: Rp, Doug Jenkins

How Transmitted to HUD: Email

Date of Document: August 05, 2022

Date Obtained: August 05, 2022

The Cp's application was completed on May 16, 2022, when all relevant and required information was received by PHP Management and forwarded to the BOD and their attorney.

All management responsibilities and authority remains with the BOD and may not be delegated or contracted away. For sale or lease applications, PHP receives the application, gathers the appropriate documentation and fees, forwards the completed package to the BOD for decision, and communicates the BOD's decision to the applicant. Ultimately, all decisions must either be made by the BOD, or in certain instances, by vote of the members of the association. PHP is engaged to assist the BOD with their financial, maintenance and ministerial duties. Mr. Benjamin Epifanio

and Mr. DeLaBlanche "Ricky" Torres assist the RP with daily operations and aren't involved in making any business decisions, and specifically do not approve or disapprove sales applications nor do they approve or disapprove RA request. They provide administrative labor functions for the Association, the BOD, and the members at the Association. Therefore, Rps PHP Management, Mr. Epifanio and Mr. Torres did not discriminatorily refuse to approve a sale; refuse to make a RA; or demonstrate discriminatory behavior with regard to a person with disabilities in any way. It is the belief and understanding of PHP Management, Mr. Epifanio and Mr. Torres, that the Association approved the application submitted by the Cp on May 25, 2022.

Nature of Document: Respondent Response to Request for Information

Who Provided: Atty Todd

How Transmitted to HUD: Email

Date of Document: October 18, 2022

Date Obtained: October 18, 2022

May 24, 2022 - Email from Benjamin Epifanio to Ann & Robert: Cp's disability statement dated 12/2/21, from therapist, Mary Brooks, indicating that she is disabled as defined by the ADA and FHA. The therapist recommended an ESA, Sepia, a chocolate lab/terrier, age 8, 65 lbs. June 1, 2022 - Email from Atty Todd to the Cp: Atty Todd is explaining to the Cp the need to verify the need of an ESA and obtain proof of licensing and vaccination. He also asked that the Cp complete an Animal Accommodation Fact Sheet relative to the animal. Lastly, as to the purchase of the unit, the board approved the sale on May 25, 2022. June 2, 2022 - Cp responds to Atty Todd's email. She explains that she had not heard back from the BOD by May 25, 2022, despite the approval letter being dated May 25, 2022 and explains that the condo is under a new contract with a different buyer. A copy of the Sale and Lease Application date stamped May 2, 2022 was furnished. Lastly, a copy of Sepia's ESA certification dated November 25, 2021 was provided.

Nature of Document: Respondent Response to Request for Information

Who Provided: Doug Jenkins

How Transmitted to HUD: Email

Date of Document: October 18, 2022

Date Obtained: October 19, 2022

There was no RA application. The sales application was rec'd by Condo Associates via email on May 2, 2022. Once Condo Associates processed the app, it was sent to the BOD on May 17, 2022, for consideration.

Rec'd four affidavits from employees at Condominium Associates. Janet Mallek had no personal recollection of speaking with the Cp. Ricky Torres moved to Eastern Europe and the Rp has no contact info for him. Benjam Epifanio spoke to the Cp on May 23. He told her he'd call her back on the 25th. On May 25th at 8:30pm he notified her that she was personally approved by the ESA was "under review." Arlene Hunter had no personal recollection of speaking to the Cp. However, she wrote a Teams message to her supervisor, Janet Mallek stating that Azeen Sarkhosh wanted to know if she had been approved or not. Benjamin took the call and told her he thinks the approval is being held up because of the dog issue.

A copy of email strings was furnished dated May 24, 2022 - May 27, 2022. The Cp's letter from her counselor was furnished. F/u emails were sent from the Cp to Rp Epifanio regarding the status of the sales contract. The Cp also requested the names of the BOD members. On May 26th Rp Epifanio told the Cp that she was personally approved by the "EMA" was still under review. He acknowledged that the Cp had withdrawn her contract.

Nature of Document: Determination of Reasonable Cause
Who Provided: OHR
How Transmitted to HUD: In Person
Date of Document: October 24, 2022
Date Obtained: October 24, 2022

Signed copy of Cause Determination sent to the County's Legal Dept.

Nature of Document: Cp's Rebuttal
Who Provided: Cp
How Transmitted to HUD: Email
Date of Document: September 15, 2022
Date Obtained: September 15, 2022

Cp furnished a timeline of events that transpired during the attempted purchase on the condo. Fees incurred to purchase the unit are \$1240.95. Rent that was paid from May 25 - 8/31/22, totals \$5547. The Cp would not have paid this if the sale of the property had been executed. Lastly, the Cp asserts that all requested documents were furnished in a timely manner. She asserts that the Rp used a delay tactic in order to have the sales contract cancelled. The date on the approval letter that she never received was backdated to May 25, 2022.

Nature of Document: Email Correspondence
Who Provided: Cp
How Transmitted to HUD: Email
Date of Document: October 12, 2022
Date Obtained: October 12, 2022

Summarize

Nature of Document: Cp's Response to RFI
Who Provided: Cp
How Transmitted to HUD: Email
Date of Document: October 12, 2022
Date Obtained: October 12, 2022

Cp furnished a copy of the ESA's certification dated Nov. 25, 2021, a 12 page Sales Contract e-signed on 4/24/2022, and a blank Sale and Lease Application (unable to submit original copy).

Nature of Document: Beverly Grace Email
Who Provided: Cp

How Transmitted to HUD: Email
Date of Document: May 25, 2022
Date Obtained: October 13, 2022

Email strings between Broker and Rp Epifanio regarding the status of the Cp's application. On May 23, 2022, Rp Epifanio acknowledges that the Cp's dog is "an issue."

Nature of Document: Email Correspondence - B. Grace to Title Co.
Who Provided: Cp
How Transmitted to HUD: Email
Date of Document: May 24, 2022
Date Obtained: October 13, 2022

Broker Grace sent an email to Shawn Zollo at the title company updating him on the status of the Cp's application. She informed him of the issue with the dog and stated that she was hoping to have an answer about the Cp's approval for the purchase of the condo.

Nature of Document: Second Email to Title Co.
Who Provided: Cp
How Transmitted to HUD: Email
Date of Document: May 25, 2022
Date Obtained: October 13, 2022

Second email to title co. explaining that the Cp had cancelled the contract due to the uncertainty of the ESA's approval. The broker explained that it could be up to an additional 20 days for a determination on the ESA and that the Rp could still say no. She was also told that the HOA President doesn't like the idea of the dog at all and looking to fight it with their attorney. It would cost Azeen \$250 for a 7-day extension, with the risk of possibly not being approved.

Nature of Document: Beverly Grace Affidavit
Who Provided: Cp
How Transmitted to HUD: Email
Date of Document: October 14, 2022
Date Obtained: October 14, 2022

The Cp's broker, Beverly Grace, furnished an affidavit. She stated that the Cp executed a contract for the purchase of the condo on April 24, 2022. The sale was normal with the exception of the HOA approval process. The application was acknowledged as received on May 5, 2022. Ms. Grace tried numerous times after May 16, 2022, to get an answer regarding the Cp's application. During one of the conversations with an unidentified female, Ms. Grace was told the Rp was verifying the validity of the ESA (certificate). The conversation was with someone employed by Condo Assoc. Ms. Grace spoke to Rp Epifanio just prior to the contract being terminated. He finally said that the Cp was approved but not the dog and that there would be a daily penalty if the dog was brought to the property. He also indicated that they dog could be approved eventually; nonetheless, she advised the Cp to terminate the contract.

Nature of Document: Email Correspondence
Who Provided:
How Transmitted to HUD:
Date of Document:
Date Obtained:

May 12, 2022, the Cp submitted a copy of her driver's license. Rp Ricky Torres acknowledged receiving it. On May 16, 2022, Cp sent Rp Torres an email inquiring about the status of her application. Rp Torres stated that the background check had been completed and the entire application was forwarded to the BOD. On May 20, 2022, the Cp asked for written verification of the approval by the BOD. On May 23, 2022, Rp Torres wrote that she had not been approved yet as the BOD president had Covid all of the prior week. Additionally, "I believe your dog weighs more than what the documents allow, so they may request further information." CP immediately responds, "Please keep in mind, I'm closing on Wed." Rp Torres responded, "The association rules give the BOD 20 days to review from the day sent." A copy of the 20 day rule was attached to the email.

Nature of Document: OHR letter to rp 1
Who Provided: Intake
How Transmitted to HUD:
Date of Document: July 22, 2022
Date Obtained:

OHR letter sent to RP 1 sent to

Benjamin A Epifanio, President
Hunters Glen Condominium Association Inc.
3001 Executive Drive
Suite 260
Clearwater, FL 33762
Contains
Cover letter
Copy of signed 903
Conciliation form
RFI questions
100 day notice

Nature of Document: OHR Letter to rp 2
Who Provided: Intake
How Transmitted to HUD:
Date of Document: July 22, 2022
Date Obtained:

OHR letter sent to RP 2 sent to
Hunters Glen Condominium Association Inc
c/o Todd Robert, Registered Agent

Association Assessment Attorneys
Suite 539
111 2nd Ave. NE
St. Petersburg, FL 33701

Contains
Cover letter
Copy of signed 903
Conciliation form
RFI questions
100 day notice

Nature of Document: OHR letter to rp 3
Who Provided: Intake
How Transmitted to HUD:
Date of Document: July 22, 2022
Date Obtained:

OHR letter sent to RP 3 sent to
Ricky Torres, Associate
PHP Management Services LLC
d/b/a Condominium Associates
3001 Executive Drive
Suite 260
Clearwater, FL 33762

Contains
Cover letter
Copy of signed 903
Conciliation form
RFI questions
100 day notice

Nature of Document: OHR letter to cp
Who Provided: Intake
How Transmitted to HUD:
Date of Document: July 22, 2022
Date Obtained:

OHR letter sent to RP 4 sent to
PHP Management Services LLC
d/b/a Condominium Associates
c/o Anand Shah, Registered Agent
Suite 260
3001 Executive Drive
Clearwater, FL 33762

Contains
Cover letter
Copy of signed 903
Conciliation form
RFI questions
100 day notice

Nature of Document: Email documentation evidence
Who Provided: Intake
How Transmitted to HUD:
Date of Document: July 22, 2022
Date Obtained:

email correspondence between cp and rp.

Nature of Document: HEMS case number request
Who Provided: Intake
How Transmitted to HUD:
Date of Document: July 22, 2022
Date Obtained:

email sent for case number request

Nature of Document: 903 PCKG FOR SIGNATURE
Who Provided: INTAKE
How Transmitted to HUD:
Date of Document: June 28, 2022
Date Obtained:

903 PCKG MAILED TO AZEEN SARKHOSH TO 2855 GULF TO BAY BLVD APT 11107
CLEARWATER FL 33759
WITH
COVER LETTER
903
CONCILIATION FORM

Nature of Document: OHR letter to rp 4
Who Provided: Intake
How Transmitted to HUD:
Date of Document: July 22, 2022
Date Obtained:

OHR letter sent to RP 4 sent to
PHP Management Services LLC

d/b/a Condominium Associates
c/o Anand Shah, Registered Agent
Suite 260
3001 Executive Drive
Clearwater, FL 33762

Contains
Cover letter
Copy of signed 903
Conciliation form
RFI questions
100 day notice

Nature of Document: Sunbiz records search results for respondents
Who Provided: Intake
How Transmitted to HUD:
Date of Document: July 22, 2022
Date Obtained:

Sunbiz business records for respondents
PHP Management Services LLC
d/b/a Condominium Associates
c/o Anand Shah, Registered Agent
Suite 260
3001 Executive Drive
Clearwater, FL 33762
Hunters Glen Condominium Association Inc
c/o Todd Robert, Registered Agent
Association Assessment Attorneys
Suite 539
111 2nd Ave. NE
St. Petersburg, FL 33701

Nature of Document: Property appraisers search results
Who Provided: Intake
How Transmitted to HUD:
Date of Document: July 22, 2022
Date Obtained:
Property appraisers records for
2045 Hunters Glen Drive
Apt. 525
Dunedin, FL 34698

C. Interrogatories

D. Factual Observations

Betina Baron
Betina Baron, Compliance Manager
