

August 30, 2021

Dear Grand Venezia Owner,

Several months ago a small group of owners filed a complaint with the Clearwater Police Department alleging impropriety over the handling of the garage unit payments. When they were informed that Clearwater PD deemed it was a civil matter, the complaint was then made to the Pinellas County State Attorney's Office, who decided to investigate the legitimacy of the complaint. I believe that the complaint was made in an attempt to cast doubt on your Boards' integrity.

We received a subpoena in January for our records and have fully cooperated with the investigation. Until today, we have not disclosed this investigation so that the investigator would have the opportunity to conduct his own investigation without interference. At a recent Board meeting in August of this year Mr. Sal DiMaio asked the status of this investigation. I am pleased to be able to answer Mr. DiMaio's question for the whole community. The investigation has now concluded and no criminal charges have been recommended. This complaint is now closed and we are pleased with this decision as it has always been our position that there was no criminal activity in our GVCOA.

For your information moving forward, our garage leases are handled by our management company, not the GVCOA Board and reviewed by our CPA. Therefore, there is a system of checks and balances.

As a result of this unfounded complaint, time, effort, and money was spent. For example, legal expenses were unbudgeted and will now have a negative effect on our 2021 budget.

Should you have any questions about the history of this issue please feel free to reach out to me at dtsinokas@gmail.com and I will be happy to answer your questions.

Regards

Dan Tsinokas

GVCOA President#