

Subject: FW: Dasmen Rewards
Date: Friday, October 17, 2025 at 2:47:22 PM Eastern Daylight Time
From: Chris Myers
To: Lamar Lynch, Anastasia Brown
Attachments: Credit reporting promise each month from Apr 1 2024-Present.png

Hi Lamar:

Paying rent as expect to Dasmen Residential from April 1/24-present STILL does not show up on my credit report. This was one of the attractive offers in the Dasmen Residential brochure. **See attached.**

This is very important to me.

Please let me know it's finished.

Thanks,

Chris

From: Chris Myers <Chris@BrainChildBranding.com>
Date: Friday, October 3, 2025 at 10:16 AM
To: Lamar Lynch <llynch@dasmenresidential.com>
Subject: Re: Dasmen Rewards

Thanks Lamar. That's a great start. But my accountant says I can raise my FICO score by about 40 points if Dasmen does what their sales pitch was. That was to report every month the rent was delivered on time. My FICO score is extremely important to me because I had a bankruptcy two and a half years ago and every bump to it helps.

Thanks,

Chris

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Friday, October 3, 2025 at 8:26 AM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Dasmen Rewards

When the software was updated the points did not transfer. I added the initial move-in points to your account.

On Thu, Oct 2, 2025 at 10:47 AM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

I have never received any Dasmen Rewards since I moved in 18 months ago. Can you please look into it? I'd like to order something.

Thanks,

Chris Myers

Bldg 35, Apt 101

10:45 am

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com

llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

Subject: Tubs of water from 2nd floor

Date: Friday, October 17, 2025 at 2:28:43 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown, Lamar Lynch

Anastasia/Lamar:

Could you please ask the residents in 201 to stop throwing tubs of water over the railing. It lands in the walkway between apt. 101 and 102. All the first floor residents have to jump over the dirty water. Some are little kids that can't jump that far. If they want/need to throw it over a railing, maybe they could use the railing that is beside the stairs leading down to the dog park and kids' park. Or they could put it down the sink...

Thanks,

Chris Myers

Bldg 35 Apt 101 Oct 17 2:20 pm

Subject: Cancellation of a job that has NOT been completed and other FL Statute issues

Date: Friday, September 26, 2025 at 3:33:46 PM Eastern Daylight Time

From: Chris Myers

To: management@dasmenresidential.com

BCC: EmmaAnne, Bankline Bless

To whom it may concern:

I have had a work order in since Dec **2024** for a major leak in the bathroom in 13135 Apt 201 (the apt directly above me) and it keeps being marked as completed several times and it only gets worse. At one point the workman, Chuck asked me to stop putting in complaints as it, "makes me look like I'm not doing my job."

And it happened again today.

I also have had a work order, that I marked urgent, that my AC unit is broken. The temperature in my apartment is between 83 and 84...impossible to sleep in and, given that I have COPD and Asthma, this is an urgent health issue for me. I would think that it would be urgent for any tenant.

I called the Property Manager, Anastasia Brown, this morning to say that I was preparing the paperwork necessary to give you 7 days to make whole and I did not intend on paying my October rent. Instead I will put it into escrow with the Hillsborough County Courthouse, as the law dictates.

Currently, all workmen are all-hands-on and are putting all of their resources into renovating the unit above me **THAT STILL HAS THE** plumbing issue without clearly proving the problem has been resolved.

Instead I'm being "text-bombed" by whoever operates the app work list here. I'm going to assume it is the Property Manager.

This is what I've received so far today beginning at 2:38 pm

"Regarding your work order...

1. We're cancelling it because it's been completed.
2. We're cancelling it because it's a duplicate
3. We're assigning it to Armando
4. We're not assigning it to Armando, we'll reach out when we have a technician."

This clearly appears to be retaliation for my legal notification that I am not paying the rent and that I am seeking legal recourse. Please inform your staff that it is illegal to retaliate against a good-faith tenant either in a passive-aggressive manner, gossiping (as has been reported back to me), overtly or underhandedly. This is a confidential issue between myself and Dasmen Residential/Avina North and should not be shared with any other tenants.

The Florida State Statute that covers a landlord's retaliation against a tenant for complaining about needed repairs is [Florida Statute 83.64](#), which prohibits discriminatory actions by landlords, such as increasing rent or decreasing services, in retaliation for protected tenant activities.

I complained to Anastasia Brown in a phone message that yes, they are indeed working on 201 (she had asked me if the 'workmen' were there) but they are working on renovating the upstairs unit with the as-yet-repaired plumbing leak in lieu of the existing problems for myself and every other existing tenant. This is obviously prioritizing renovation for the motivation of profit vs. compliance with housing and health codes. That Florida statute is as follows:

In Florida, a landlord's obligation to maintain a property is outlined in **Florida Statute 83.51**. While this statute does not specifically address a landlord's motivation (such as profiting from another unit), it establishes that landlords must comply with housing and health codes and maintain a habitable property. Ignoring an urgent repair to prioritize renovations is a potential violation of this duty.

If this email has not reached the proper Dasmen Residential responsible employee, please forward to the proper person.

Please send a reply that this has been received and it under consideration.

Regards,

Chris Myers

13135 Aarans Pond Drive, Apt 101, Tampa, FL 33612

3:22 pm Friday Sept 26/2025

Subject: Avina North Plumbing Flooding Issue in my apartment

Date: Friday, September 12, 2025 at 2:17:20 PM Eastern Daylight Time

From: Chris Myers

To: SHouseholder@dasmenresidential.com, Anastasia Brown

BCC: EmmaAnne

Ms. Householder:

This person quit
her job after 3
days, explained
Anastasia Brown

This is Chris Myers, 13135 Aarans Pond Drive, Apt 101, Tampa, FL 33612

Can you please do me the courtesy of acknowledging receipt of my email dated Thursday, September 4, 2025, 3 PM; 6 business days ago?

Can you also give me an update on progress (if any) made on my plumbing issue.

Finally, can you give me an estimate of my rent beginning April 1, 2026 if I renew. Will it stay the same in light of the problems I've had or will it be raised. If raised, then how much.

I would appreciate answers to these questions as soon as possible so I can govern myself accordingly.

Sincerely, Chris Myers
Fri Sep 12 2:15 pm

Subject: FW: Avina North Plumbing Flooding Issue in my apartment
Date: Thursday, September 4, 2025 at 5:04:46 PM Eastern Daylight Time
From: Chris Myers
To: EmmaAnne

From: Chris Myers <Chris@BrainChildBranding.com>
Date: Thursday, September 4, 2025 at 3:51 PM
To: <SHouseholder@dasmenresidential.com>
Cc: Anastasia Brown <abrown@dasmenresidential.com>
Subject: Avina North Plumbing Flooding Issue in my apartment

Ms. Householder:

I reside at 13135 Aarans Pond Drive, Building 35, Apt 101, a 2-bedroom, 1-bathroom unit at Dasmen Residential's Avina North in Tampa FL. I have been a resident of Dasmen Residential's Avina North complex since **April 1, 2024**.

When I signed my second lease for **April 1, 2025**, it was of the understanding that **the chronic flooding issue from the plumbing problem in Apt 201 from would be resolved promptly**. (When I say, "Promptly", I'm referencing the fact that, although this issue was reported initially in **December 2024**, I

was optimistic that the problem would become a priority, as detailed by Anastasia and Lamar. So I signed a second year lease.

Despite clearly notifying the Property Manager, her assistant, Chuck the maintenance man, and multiple Work Orders on the app about this ongoing issue, I trusted that they could manage the situation competently and simply call in a plumber to rectify the situation. I can forward you when you want videos of floods in action, pictures of mold and mildew, emails, app requests, and any other documentation you may want.

Fast forward to September 2025, and I'm now facing a catastrophic nightmare. The flooding has escalated drastically, spreading from the ceiling above the shower to engulfing the entire bathroom, from the mirror on the west wall to the tub's internal wall on the furthest west of the bathroom. This isn't merely a leak—it's a deluge strong enough to mimic a shower.

Just two nights ago, I had to call the Fire Department as water showered into to my fuse panel, located on the OUTSIDE wall of the bathroom. I would not chance the risk of electrocution while attempting to absorb the relentless water cascading into my living space.

The "repairs:" Chuck, who made attempts to address this since **December 2024**, cut out strips of drywall from my ceiling and left them exposed for absurd lengths of time. Initially it was 6"x28". It snowballed with each repair that failed, resulting of removal of formerly fine drywall as the problem just moved across the ceiling. The current drywall that's up has grown to 18"x28" and leaves no room in the tub for me to shower.

Despite the lack of progress, he inexplicably marked the repair order as complete five times! He yelled at me in the parking lot to stop re-opening the unfinished work orders because he was overworked and unsupported. That is irrelevant to me; the job is simply not getting done. It's Dasmen Residential's responsibility to properly staff, properly stock needed repair items and properly direct projects, execution, and repair inventory. If I ran my business in this manner I'd be living under a bridge.

Chuck's repeated claims of completion do not hold water—literally—when every shower from Apt 201 leads to more water pouring into my space, fostering mold and mildew with every failed attempt at repair. He actually yelled at me about re-opening new app work requests because it made him look like he wasn't doing his job. If you close it as finished and it's not, that's

trying to hide something.

As an aside, I was once showering when the person above started showering and before I could get out I was showered by the guy above's shower water. Disgusting!

Anastasia's inability to "get permission" from Dasmen Residential to hire a qualified plumber is extremely frustrating. It's been painfully clear for months that this situation requires skills beyond Chuck's abilities. Why does a Property Manager have to beg to get the right person for the job??????

If a professional plumber had been called in at the onset of this issue, my life in this Dasmen Residential complex would not have devolved into chaos. And Chuck might have been able to repair things he was capable around the property.

As for the state of the property itself? It's appalling. Gutters hang off second floor roofs, ceiling lights remain out due, what Chuck claimed was a lack of inventory for repairs, and broken vertical blinds offer a dismal reflection of Dasmen Residential's neglect of Avina North. The two hurricanes that occurred in August 2024 cannot be cited as an excuse for this ongoing degradation; other properties managed effectively, except Dasmen Residential's Avina North, were cleaned up and returned to normal within a couple of months.

I will be revising my Google review shortly. However, I wanted to reach out to you first to see if you're capable of achieving Dasmen Residential's "permission" to get a trained plumber since the Property Manager was not allowed to call a plumber.

I have detailed photographs, videos, timelines, emails, and records of service requests documenting this entire mess. I also have before and after videos of all the properties around Dasmen Residential's Avina North after the hurricane and two months later. They are stunningly different than Dasmen Residential's Avina North.

BTW, you probably know that Chuck has retired. Despite giving notice (he claims) there are currently no repair people. I need a bulb replaced (asked for about four months ago) and, at 70, I cannot climb a ladder to replace a lightbulb I'll have to purchase myself. It is not my circus. Not my monkeys.

Thank you for your attention to this urgent matter.

Sincerely,
Chris Myers
13135 Aarans Pond Drive, Apt 101
Tampa, FL 33612
Thursday, September 4, 2025, 3 PM

Subject: Avina North Plumbing Flooding Issue in my apartment
Date: Thursday, September 4, 2025 at 3:51:52 PM Eastern Daylight Time
From: Chris Myers
To: SHouseholder@dasmenresidential.com
CC: Anastasia Brown

Ms. Householder:

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Despite clearly notifying the Property Manager, her assistant, Chuck the maintenance man, and multiple Work Orders on the app about this ongoing issue, I trusted that they could manage the situation competently and simply call in a plumber to rectify the situation. I can forward you when you want videos of floods in action, pictures of mold and mildew, emails, app requests, and any other documentation you may want.

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Thank you for your attention to this urgent matter.

Sincerely,
Chris Myers
13135 Aarans Pond Drive, Apt 101
Tampa, FL 33612
Thursday, September 4, 2025, 3 PM

After this email, I had to call the Fire Department to ensure that it was safe for me to step in the hallway water, given that the water was leaking from the FUSE BOX.

Subject: Flooding

Date: Sunday, August 31, 2025 at 7:08:52 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

The people upstairs obviously broke the pipe that Chuck had fixed and water has been flooding down my entire bathroom from the back of the mirror throughout the entire bathroom floor, bathroom counters, and water running down the FUSE BOX!

AND I CAN'T GET THEM TO ANSWER THE EMERGENCY LINE AGAIN!!!!!!

THE WATER IS RUNNING DOWN OVER THE FUSE BOX AND I'M AFRAID IF SOMEONE DOESN'T LOOK AT IT I'M GOING TO GET ELECTROCUTED!!!!!!!! I'VE ASKED TWO PEOPLE TO COME IN TO VIEW THIS TO CONFIRM WHAT I'M SAYING AS YOU NEVER BELIEVE ANYTHING I SAY.

WHAT IS THE USE OF AN EMERGENCY LINE IF YOU CAN'T REACH A PERSON OR EVEN AN ANSWERING MACHINE...

Subject: Re: 1 of 3 pictures Aug 26 2025
Date: Tuesday, August 26, 2025 at 2:15:11 PM Eastern Daylight Time
From: Chris Myers
To: Anastasia Brown

Yes, and he showed me and it made sense. I was very hopeful. But it is still not fixed AS I TOLD HIM 2 DAYS AFTER THE 'FIX'.

I told him two days after his last repair. I asked him to give up and call a plumber as per your agreement with the Damien. So, the pictures you see there are water soaked (since drywall, when dry, is white, not brown.) with black mold growing on it. Now it has become a complete health emergency.

From: Anastasia Brown <abrown@dasmenresidential.com>
Date: Tuesday, August 26, 2025 at 2:09 PM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: 1 of 3 pictures Aug 26 2025

Hey Chrisitne,

Chuck stated that he found where the leak was coming from, has it leaked since he last left. Upstairs someone disconnected the sick pipeline and whenever the water ran it was coming down to you.

Please let me know if it still is actively leaking.

Thank you

On Tue, Aug 26, 2025 at 1:54 PM Chris Myers <Chris@brainchildbranding.com> wrote:

These are the latest pictures. The deal was if Chuck couldn't fix it on his last go, you would call a plumber. Has one been called.

As you look at these pictures I want you to make sure your owners know that I have Asthma and COPD which is the last person you want exposed to mildew and mold.

2 more pictures follow

August 26 2 pm

Subject: 1 of 3 pictures Aug 26 2025
Date: Tuesday, August 26, 2025 at 1:54:11 PM Eastern Daylight Time
From: Chris Myers

To: Anastasia Brown
Attachments: Would you shower under this.png

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As you look at these pictures I want you to make sure your owners know that I have Asthma and COPD which is the last person you want exposed to mildew and mold.

2 more pictures follow

August 26 2 pm

Subject: Re: Ongoing Plumbing Issues

Date: Wednesday, August 13, 2025 at 12:45:58 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Hi Anastasia:

I greatly appreciate the above and beyond. Thank you so much.

Chris

PS: I'm divorced so not Mrs. (thank god LOL)

Aug 13/25 12:45 pm

From: Anastasia Brown <abrown@dasmensidential.com>

Date: Wednesday, August 13, 2025 at 11:36 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Ongoing Plumbing Issues

Good morning Mrs.Myers,

I am going to send this to my boss to see if I can get a plumber approved to come out, please allow me just a few.

On Sat, Aug 9, 2025 at 2:43 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

I hate to keep bothering you with emails but the new revisions to the work app don't seem to work as well. Doesn't seem to allow for more than one pic.

What I wrote on the app:

I am writing to express my ongoing frustration regarding the plumbing issue that has yet again reared its head in my apartment. It has been 18 hours since Chuck visited following my explanation of how the plastic bag barrier was failing not only in my tub but also on the side, sending water across the room, soaking my countertop and bathroom sink, and creating a hazardous situation across the floor. The force of the water has caused the plastic bag to break through three staples due to the deluge from apartment 201 above.

Despite Chuck's efforts, which included the removal of the plastic barrier and the installation of new

drywall, I was greeted with an even more significant issue at midnight when water began shooting out from the side of the new drywall during a neighbor's shower. This has resulted in a water-soaked area roughly the size of a beach ball. It's worth noting that—I suspect due to app issues—not all images may have come through to you, but I hope Anastasia can forward as that they can provide further clarity.

Essentially, we find ourselves stuck in this repetitive cycle. Chuck is called, does his work, installs a barrier, and says it is fixed. Yet, after just one shower, we see the same unfortunate outcome. He replaces it with fresh drywall, which—less than a day later—experiences further damage and is set to collapse into my tub, forcing me to compromise on my basic daily routine of showering.

Someone needs to call in a plumber because it seems there is an expectation that Chuck can resolve a long-standing issue that has persisted since Jan-Feb 2025 going through the same ineffective methods. As the saying goes, the definition of insanity is doing the same thing repeatedly and expecting different results.

Throughout this ordeal, there seems to be a profound lack of understanding about the discomfort and disruption caused by having a ceiling threatening to collapse into my living space. There is also a troubling absence of empathy regarding what it's like to live without a functioning shower in one's home.

I urge you to break this cycle and contact a plumber who is equipped to deliver a permanent resolution. I would like my shower back and to restore normalcy to my living situation. Additionally, I am forwarding this message and the accompanying images to Anastasia due to potential issues with the app.

Thank you for your immediate attention to this matter.

Chris Myers
Sat Aug 9: 2:30 pm.

Subject: Re: Shower Roof Caving In
Date: Wednesday, August 6, 2025 at 1:10:26 PM Eastern Daylight Time
From: Chris Myers
To: Anastasia Brown
Attachments: image001.png

Hi Anastasia:

If you've told him you need to get a plumber on several occasions he has not shared that with me. Regardless of talking to your bosses, stepping on toes, Chuck fixing it or getting a plumber that's all yours to manage as the Property Manager. I have one goal which is to get fixed the leak and repair the roof. It's simple for me. That's all I want. No black mildew mold, leak, and a roof. How you get there is up to you, as Property Manager, and Damien as owners. Not me. It's over my pay grade.

As for putting the people out above me, perhaps you misunderstood my email. **"I'm stepping back and letting other people call the police..."** As in, I don't care about anything in this complex or the people in it as long as they don't hurt me. I don't care about any apartment or whatever is going on anywhere except what is under my roof. Period.

Rented/purchased, they're still snazzy...you're welcome.

Chris

Wed Aug 6 1 pm

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Wednesday, August 6, 2025 at 9:39 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Shower Roof Caving In

Good morning,

With all respect Mrs. Myers I am doing all that I can and am authorized to do without stepping on my bosses toes. However Chuck decides to come back out. I have stated several times that if Chuck cannot fix the issue that we need to get a plumber on several occasions.



Anastasia Brown 11:28 AM

@Chuck Fish

Hey Chuck I need an update on unit 35-202 and 35-101 plumbing please residents are stating they will not be paying rent this month if we need a plumber we need to ask @Josh Greenwald about getting one out please and thank you.

Yesterday ▾

He says he figured out what the issue is and if he didnt this time I iwll be letting him know to get a plumber.

As far as whats going on upstairs I cannot put anyone out without proof as stated before.

As far as the golf carts they are rented not bought, thank you.

On Mon, Aug 4, 2025 at 1:59 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Thanks Anastasia: I really appreciate your timeliness in getting back to me.

I'm not talking about not paying my rent but rather breaking my lease with cause, which requires you pay your rent to Hillsborough County into escrow.

However, it will be moot if you can get a plumber in to fix it by the end of August.

FYI: THIS WEEKEND: The water started running at 7 pm FRIDAY to 1 am non-stop, then SATURDAY it RESTARTED all day starting at 10 am and going through until 7 pm. I went upstairs to talk to the tenant and she said she was not running any water.

I called the Emergency Maintenance Line: As per usual, no one answered and when I finally got to a message request: "The mailbox is full" was the message I got. For the record, the mailbox has been full since I moved here in April 2024, so you might as well take that down as an option. It does nothing but make a person pissed off...

Full disclosure: I don't want to move. I love this little apartment and I want to stay until my move to Costa Rica in 2026. I have the apartment laid out the way I want it. It's comfortable and feels like home to me. Chuck fixed the AC for me so my bills are reasonable. Chuck responds quickly to every work order and gets it done right away. (With the exception of this which is over his skillset. No criticism on him, but your head office needs to open their wallet. God knows they received enough money on the backs of two hurricanes...)

What goes on with the drug dealers and the fights, I'm treating as none of my business as long as no one threatens me. I'm stepping back and letting other people call the police if they're bothered by anything. If the guy upstairs kills his girlfriend, it's not on me. I made you aware of it and I'm advising you that it has slowed down but still is as intense as since they got here. So, it's Avina's problem; not mine. She's said he has wants and warrants, he's refused to take her to the hospital, he refuses to answer the door when the police knock, and he's not on the lease, so given that information, it's Avina's problem, not mine.)

But it is ridiculously unacceptable to keep sending Chuck out to do something that's over his skill set. It probably wouldn't have been such a cluster if a plumber would have come out in Feb '25, but now it's become 1/3 of the entire shower ceiling.

So, I appreciate your quick response; I know you have your plate full. But if head office gives you permission to buy flashy golf carts, I think they should be stand-up and crack their wallets for a plumber.

Thanks,
Chris
Mon Aug 4 1:48 pm

From: Anastasia Brown <abrown@dasmenresidential.com>
Date: Monday, August 4, 2025 at 9:19 AM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Shower Roof Caving In

Hey Christine,

I do understand exactly where your coming from Chuck has been trying to keep this matter under control but it seems we may need a plumber let me get with Chuck today to see exactly what needs to be done please allow me until lunch to discuss this with him. I also understand you want to hold your rent please be aware of any late fees or additional fees.

Thank you

On Fri, Aug 1, 2025 at 1:41 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

I want to recap the issue I've been having with the roof of my shower.

I have been trying to get this fixed since, at least, January 2025 if not even longer than that. The tenant prior to the new ones apologized to me every time he took a shower because he knew it

was leaking. Chuck had been up to see if he could fix it from upstairs.
The problem is the progression from January 2025:

1. Water coming out of a two inch crack in the drywall
2. The crack progressed in the ceiling to a destruction of the drywall of about 6"x8". This resulted in pieces of drywall falling into my bathtub. Pieces of drywall ranged from 1" to 4". Then it started to melt the wall above the showerhead. Chuck spackled that. He went upstairs and fixed something they were turning too far...I don't know exactly what it is but I'm not a plumber.
3. The water then started melting the wall with no break in the water coming from the shower every time the guy showered.
4. Chuck came in, cut out the bad piece of drywall, and took the drywall down to the studs.
5. By the time this happened he had to replace 8" x 24" of drywall, but the leak never stopped. I SUGGESTED THAT IT MAY BE TIME, AFTER 6 MONTHS OF FAILURE TO FIX IT, TO CALL A PLUMBER.
6. The ceiling then began to go from a constant leak to a downpour of dirty shower water down into a shower on my head. At this point I've been showering at the gym now and not using my own shower that I pay rent for. AGAIN I SUGGESTED THAT IT MAY BE TIME, AFTER 6-1/2 MONTHS OF FAILURE TO FIX IT, TO CALL A PLUMBER.
7. At this point, Chuck's temporary solution was to put up **a plastic bag 28"x24" stapled into position** with the end furthest to the back of my shower uncovered.

NOW WHAT HAPPENS IS THE TENANT UPSTAIRS' DIRTY BUTT WASHING WATER IS POURING DOWN ONTO MY SHOWER CHAIR AND MY CLEANING PRODUCTS SUCH AS A BAR OF SOAP, AND I'M STILL SHOWERING AT THE GYM.

8. ...I have included or will include a couple of videos of this progression to show you how the water pours into my shower with the power as if I was taking a shower myself.

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It's going on 8 months of failure to fix this, a huge inconvenience and ridiculously inexcusable for a tenant paying almost \$1600/month.

When I moved in this was a fully functional apartment, new fixtures...sure some problems like an old AC that should have been replaced and small problems here and there, but this is just not acceptable. Attached is a picture of what the shower looks like now.

I'm reaching out to you for two reasons. Chuck has discouraged me for continuing to add the job to the appworks app even though the problem was getting worse because it made him look like he wasn't doing his job. But everybody knows Chuck does an amazing job of everything he does...he's just not a plumber.

Secondly, I want to give your company the opportunity to fix it in a month. Having owned a home before, that is 29 days longer than the problem could be fixed if a plumber was called out.

I know there is only so much you can do yourself as Property Manager, but if you would relay to your Head Office the history of this problem and the actions I'm being forced to take, perhaps they will break down and order a plumber.

Thanks,
Chris Myers
Fri Aug 1
1:40 pm

PS: Videos will follow.

Subject: Re: Quick Question about mail

Date: Wednesday, August 6, 2025 at 11:30:15 AM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Oh, thanks...good to know

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Wednesday, August 6, 2025 at 9:40 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Quick Question about mail

between 8:30-9:30am

On Mon, Aug 4, 2025 at 2:03 PM Chris Myers <Chris@brainchildbranding.com> wrote:

| Do happen to know generally when the postal carrier arrives here?

Subject: Ongoing Plumbing Issues

Date: Saturday, August 9, 2025 at 2:43:15 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Attachments: August 9 18 hours after repair new ceiling drywall.jpg, August 9 shower wall pouring down.jpg

Hi Anastasia:

I hate to keep bothering you with emails but the new revisions to the work app don't seem to work as well. Doesn't seem to allow for more than one pic.

What I wrote on the app:

I am writing to express my ongoing frustration regarding the plumbing issue that has yet again reared its

head in my apartment. It has been 18 hours since Chuck visited following my explanation of how the plastic bag barrier was failing not only in my tub but also on the side, sending water across the room, soaking my countertop and bathroom sink, and creating a hazardous situation across the floor. The force of the water has caused the plastic bag to break through three staples due to the deluge from apartment 201 above.

Despite Chuck's efforts, which included the removal of the plastic barrier and the installation of new drywall, I was greeted with an even more significant issue at midnight when water began shooting out from the side of the new drywall during a neighbor's shower. This has resulted in a water-soaked area roughly the size of a beach ball. It's worth noting that—I suspect due to app issues—not all images may have come through to you, but I hope Anastasia can forward as that they can provide further clarity.

Essentially, we find ourselves stuck in this repetitive cycle. Chuck is called, does his work, installs a barrier, and says it is fixed. Yet, after just one shower, we see the same unfortunate outcome. He replaces it with fresh drywall, which—less than a day later—experiences further damage and is set to collapse into my tub, forcing me to compromise on my basic daily routine of showering.

Someone needs to call in a plumber because it seems there is an expectation that Chuck can resolve a long-standing issue that has persisted since Jan-Feb 2025 going through the same ineffective methods. As the saying goes, the definition of insanity is doing the same thing repeatedly and expecting different results.

Throughout this ordeal, there seems to be a profound lack of understanding about the discomfort and disruption caused by having a ceiling threatening to collapse into my living space. There is also a troubling absence of empathy regarding what it's like to live without a functioning shower in one's home.

I urge you to break this cycle and contact a plumber who is equipped to deliver a permanent resolution. I would like my shower back and to restore normalcy to my living situation. Additionally, I am forwarding this message and the accompanying images to Anastasia due to potential issues with the app.

Thank you for your immediate attention to this matter.

Chris Myers

Sat Aug 9: 2:30 pm.

Subject: Quick Question about mail

Date: Monday, August 4, 2025 at 2:03:16 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Do happen to know generally when the postal carrier arrives here?

Subject: Re: Shower Roof Caving In

Date: Monday, August 4, 2025 at 1:59:02 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Thanks Anastasia: I really appreciate your timeliness in getting back to me.

I'm not talking about not paying my rent but rather breaking my lease with cause, which requires you pay your rent to Hillsborough County into escrow.
However, it will be moot if you can get a plumber in to fix it by the end of August.

FYI: THIS WEEKEND: The water started running at 7 pm FRIDAY to 1 am non-stop, then SATURDAY it RESTARTED all day starting at 10 am and going through until 7 pm. I went upstairs to talk to the tenant and she said she was not running any water.

I called the Emergency Maintenance Line: As per usual, no one answered and when I finally got to a message request: "The mailbox is full" was the message I got. For the record, the mailbox has been full since I moved here in April 2024, so you might as well take that down as an option. It does nothing but make a person pissed off...

Full disclosure: I don't want to move. I love this little apartment and I want to stay until my move to Costa Rica in 2026. I have the apartment laid out the way I want it. It's comfortable and feels like home to me. Chuck fixed the AC for me so my bills are reasonable. Chuck responds quickly to every work order and gets it done right away. (With the exception of this which is over his skillset. No criticism on him, but your head office needs to open their wallet. God knows they received enough money on the backs of two hurricanes...)

What goes on with the drug dealers and the fights, I'm treating as none of my business as long as no one threatens me. I'm stepping back and letting other people call the police if they're bothered by anything. If the guy upstairs kills his girlfriend, it's not on me. I made you aware of it and I'm advising you that it has slowed down but still is as intense as since they got here. So, it's Avina's problem; not mine. She's said he has wants and warrants, he's refused to take her to the hospital, he refuses to answer the door when the police knock, and he's not on the lease, so given that information, it's Avina's problem, not mine.)

But it is ridiculously unacceptable to keep sending Chuck out to do something that's over his skill set. It probably wouldn't have been such a cluster if a plumber would have come out in Feb '25, but now it's become 1/3 of the entire shower ceiling.

So, I appreciate your quick response; I know you have your plate full. But if head office gives you permission to buy flashy golf carts, I think they should be stand-up and crack their wallets for a plumber.

Thanks,
Chris
Mon Aug 4 1:48 pm

From: Anastasia Brown <abrown@dasmenresidential.com>
Date: Monday, August 4, 2025 at 9:19 AM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Shower Roof Caving In

Hey Christine,

I do understand exactly where your coming from Chuck has been trying to keep this matter under

control but it seems we may need a plumber let me get with Chuck today to see exactly what needs to be done please allow me until lunch to discuss this with him. I also understand you want to hold your rent please be aware of any late fees or additional fees.

Thank you

On Fri, Aug 1, 2025 at 1:41 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

I want to recap the issue I've been having with the roof of my shower.

I have been trying to get this fixed since, at least, January 2025 if not even longer than that. The tenant prior to the new ones apologized to me every time he took a shower because he knew it was leaking. Chuck had been up to see if he could fix it from upstairs.

The problem is the progression from January 2025:

1. Water coming out of a two inch crack in the drywall
2. The crack progressed in the ceiling to a destruction of the drywall of about 6"x8". This resulted in pieces of drywall falling into my bathtub. Pieces of drywall ranged from 1" to 4". Then it started to melt the wall above the showerhead. Chuck spackled that. He went upstairs and fixed something they were turning too far...I don't know exactly what it is but I'm not a plumber.
3. The water then started melting the wall with no break in the water coming from the shower every time the guy showered.
4. Chuck came in, cut out the bad piece of drywall, and took the drywall down to the studs.
5. By the time this happened he had to replace 8" x 24" of drywall, but the leak never stopped. I SUGGESTED THAT IT MAY BE TIME, AFTER 6 MONTHS OF FAILURE TO FIX IT, TO CALL A PLUMBER.
6. The ceiling then began to go from a constant leak to a downpour of dirty shower water down into a shower on my head. At this point I've been showering at the gym now and not using my own shower that I pay rent for. AGAIN I SUGGESTED THAT IT MAY BE TIME, AFTER 6-1/2 MONTHS OF FAILURE TO FIX IT, TO CALL A PLUMBER.
7. At this point, Chuck's temporary solution was to put up **a plastic bag 28"x24" stapled into position** with the end furthest to the back of my shower uncovered.

NOW WHAT HAPPENS IS THE TENANT UPSTAIRS' DIRTY BUTT WASHING WATER IS POURING DOWN ONTO MY SHOWER CHAIR AND MY CLEANING PRODUCTS SUCH AS A BAR OF SOAP, AND I'M STILL SHOWERING AT THE GYM.

8. ...I have included or will include a couple of videos of this progression to show you how the water pours into my shower with the power as if I was taking a shower myself.

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I'm reaching out to you for two reasons. Chuck has discouraged me for continuing to add the job to the appworks app even though the problem was getting worse because it made him look like he wasn't doing his job. But everybody knows Chuck does an amazing job of everything he does...he's just not a plumber.

Secondly, I want to give your company the opportunity to fix it in a month. Having owned a home before, that is 29 days longer than the problem could be fixed if a plumber was called out.

I know there is only so much you can do yourself as Property Manager, but if you would relay to your Head Office the history of this problem and the actions I'm being forced to take, perhaps they will break down and order a plumber.

Thanks,
Chris Myers
Fri Aug 1
1:40 pm

PS: Videos will follow.

Subject: My tub roof
Date: Wednesday, July 23, 2025 at 12:02:51 PM Eastern Daylight Time
From: Chris Myers
To: Anastasia Brown
Attachments: growing problem in my bathroom.png

Hi Anastasia:

I can't seem to edit on work app, my ongoing problem with my bathroom if I include a picture of the problem. So maybe you can put the picture up from your Admin access.

I would like to edit Reference: 09A348D9B2. I was told to stop re-inputting it as it makes people look like they're not doing their job but now it has grown to cover an area of about a foot x 28 inches and is developing mildew.

Every time the tenant above me takes a shower it pours in down into my tub bringing patchwork drywall with it.

Please have this put into a higher priority please...my first complaint was in February 2025.

Thanks

Chris

July 21/25 6 pm

Subject: Your actions
Date: Wednesday, July 16, 2025 at 6:38:26 PM Eastern Daylight Time

From: Chris Myers
To: Anastasia Brown

Hi Anastasia:

I want to thank you so much for your action taken about the violence in Bldg 35 201.

The same day as you delivered the 7-day cure (I think that's what you called it), she sent him packing for a few days. And it was wonderfully quiet and anxiety-free.

He has since returned and once they start fighting, he leaves or she lowers the temperature.

I just wanted to thank you for taking quick action with a successful solution. I appreciate you very much.

Cheers,

Chris

Bldg 35, 101

Subject: Re: My Right to Quiet Enjoyment

Date: Wednesday, July 9, 2025 at 11:12:12 AM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

BCC: Emma

I meant to thank you for your **quick attention** to the matter.

I'm not sure I know what you talking about concerns about the dog park, and my experience with the children. The park is fine. The kids that come in to pet her have learned how to approach Mia without scaring her, so I'm cool with that. The kids are just being kids. We say hello, they've actually helped me with a couple of things...i.e., I fell down and one of them raced over to help me up. So I've made peace with the kids. They wave, I wave back. We're cool.

So, apart from the upstairs domestic violence, I'm fine. I love my apartment and will, at very least, live out my lease if we can get the upstairs in check.

Best regards,
Chris

11:10 am Jul 9

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Tuesday, July 8, 2025 at 4:13 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: My Right to Quiet Enjoyment

Good afternoon,

I can post a 7 day to cure meaning they have 7-days to correct this behavior but "LEGALLY" I cannot put someone out due to hearsay.

Unfortunately If the office is closed and no one else is coming forward regarding this the notice would be

the first step and only action that I can take.

However, if you would like to vacate because of everything that you're experiencing such as the children, your concerns with the dog part etc. please Imk. Please keep in mind that your lease does not end until March of 2026 and you would be breaking your lease according to your current lease and will be charged 2 full months rent for doing so.

Thank you

On Tue, Jul 8, 2025 at 3:04 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hello Anastasia:

The constant arguing, fighting and violence happening upstairs in apartment 201 is impossible to live with.

- It is a daily occurrence. (Apartment 202 and probably 102 can attest to it.)
- It can last from 2 hours to 6 hours.
- It starts as soon as the man's alarm clock goes off
- He is punching walls and slamming her up against the sliding glass doors and walls in the apartment
- He screams so loud that people gather in the dog/kid's park area trying to figure out where it's coming from.
- She continues to tell him to get out because he has warrants against him, and his name is not on the lease
- She has yelled out the front door, "I need to go to the hospital. You're abusing me."
- It shouldn't be my problem, but I don't know if the man has a gun so I'm not calling the police .

As you may know, one of the most important tenant rights is called "quiet enjoyment."

As a tenant, I have a legal right to use and enjoy my apartment without obstruction or intrusion from others. This constant battling, screaming, and walls shaking is the opposite of quiet enjoyment. I fear for her life, but by extension, / *fear for my own life* if he brings the battle to the neighbors.

Will you please do something about it? If you can't, please ask your boss, or your

boss's boss, or whomever can terminate the domestic violence overhead and give me the relative quiet I have a right to.

If you can't solve the problem, please let me know ASAP so I can start looking elsewhere. Please note that this behavior has been documented by 6 (that I know of) police visits.

Please let me know as soon as possible.

Chris Myers,
Bldg 35, Apt 101

Tuesday, July 8, 3 pm

Subject: Re: My Right to Quiet Enjoyment

Date: Wednesday, July 9, 2025 at 11:02:46 AM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

BCC: Emma

Hi Anastasia:

Thank you putting in the 7-day sure. Let's see if that corrects the behavior.

As far as hearsay, there are 7 police records of officers responding to domestic violence episodes, so this is not a hearsay issue. I'll take some time to get copies of the police records for you in the next few days. Additionally, some neighbors gathered and heard it from the parks. I don't know if you call it hearsay if it comes from a half dozen tenants, but if not perhaps the police records will suffice.

I will be optimistic to hope that the 7-day cure keeps them in check.

Thanks for your attention,
Chris

Wed Jul 9, 11 am.

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Tuesday, July 8, 2025 at 4:13 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: My Right to Quiet Enjoyment

Good afternoon,

I can post a 7 day to cure meaning they have 7-days to correct this behavior but "LEGALLY" I cannot put someone out due to hearsay.

Unfortunately If the office is closed and no one else is coming forward regarding this the notice would be the first step and only action that I can take.

However, if you would like to vacate because of everything that you're experiencing such as the children, your concerns with the dog part etc. please lmk. Please keep in mind that your lease does not end until March of 2026 and you would be breaking your lease according to your current lease and will be charged 2 full months rent for doing so.

Thank you

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- She continues to tell him to get out because he has warrants against him, and his name is not on the lease
- She has yelled out the front door, "I need to go to the hospital. You're abusing me."
- It shouldn't be my problem, but I don't know if the man has a gun so I'm not calling the police .

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Will you please do something about it? If you can't, please ask your boss, or your boss's boss, or whomever can terminate the domestic violence overhead and give me the relative quiet I have a right to.

If you can't solve the problem, please let me know ASAP so I can start looking elsewhere. Please note that this behavior has been documented by 6 (that I know of) police visits.

Please let me know as soon as possible.

Chris Myers,
Bldg 35, Apt 101

Tuesday, July 8, 3 pm

Subject: My Right to Quiet Enjoyment

Date: Tuesday, July 8, 2025 at 3:04:29 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

BCC: Emma

Hello Anastasia:

The constant arguing, fighting and violence happening upstairs in apartment 201 is impossible to live with.

- It is a daily occurrence. (Apartment 202 and probably 102 can attest to it.)
- It can last from 2 hours to 6 hours.
- It starts as soon as the man's alarm clock goes off
- He is punching walls and slamming her up against the sliding glass doors and walls in the apartment
- He screams so loud that people gather in the dog/kid's park area trying to figure out where it's coming from.
- She continues to tell him to get out because he has warrants against him, and his

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- She has yelled out the front door, “I need to go to the hospital. You’re abusing me.”
- It shouldn’t be my problem, but I don’t know if the man has a gun so I’m not calling the police .

As you may know, one of the most important tenant rights is called “quiet enjoyment.”

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Will you please do something about it? If you can’t, please ask your boss, or your boss’s boss, or whomever can terminate the domestic violence overhead and give me the relative quiet I have a right to.

If you can’t solve the problem, please let me know ASAP so I can start looking elsewhere. Please note that this behavior has been documented by 6 (that I know of) police visits.

Please let me know as soon as possible.

Chris Myers,
Bldg 35, Apt 101

Tuesday, July 8, 3 pm

Subject: The New Tenants Above Me

Date: Tuesday, June 3, 2025 at 2:59:30 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Hi Anastasia:

I’m not sure what is up with the couple and their toddler above me in 201. I didn’t know for 8 months that there was even a tenant last year until the guy and his

family passed me in the parking lot.

He didn't hear me and I didn't hear them.

I think what you must have done is take the carpet out of there which was a shame because they drop stuff on the floor all the time so hard it wakes me up. I'm startled all the time.

The people that are up there now, I don't think have ever lived in an apartment complex.

There are screaming matches that sound like someone is going to get killed.

When he leaves she screams at the baby to "SHUT THE FUCK UP" like she thinks she's out in a forest.

Whenever they leave, mostly her, she revs and car and squeals off. They're both scary so I didn't say anything but a kid or an animal is going to get run down in the parking lot eventually.

For me, it's impossible. I work at home. I write and I need silence or I'm ineffective. As well, it is really upsetting to hear a tiny baby, he's at that babbling age, being screamed at by grown ass people.

I know your answer will be to call the cops which is what I'm going to do, but in the meantime, I will be weighing my options. If I do have to call the police and they retaliate against me, I'm out of here.

Chris Myers

Bldg 35

101

Subject: Re: My \$200 discount disappeared

Date: Thursday, May 15, 2025 at 2:35:43 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

BCC: Emma

As a webmaster, I know these problems happen. Your website is reporting back

errors, specifically: {fuse_blow, AWS.Comprehend.Service}

So, it would appear that my service report did not go through. And autopay cannot be set up.

My Service Report: Asking for the maintenance people to stop watering the childrens/dog parks as it has been watered non-stop for more than 2 weeks including 3 days where it rained all day. This is my business. I pay a portion of the water here and you will only have to raise it if the community water bill goes up so significantly. Also, it is a flagrant Hillsborough County Water Use Restriction Violation.

2) I'm waiting for a replacement of a stovetop element that has been marked as taken care of. Chuck has been waiting to get the parts. This is my business because I only have 3 burners

3) The dog park gate was permanently damaged by a group of boys intent on breaking it. This is my business because, if my dog escapes from the park, she will run. Usually she's running after Polar, the small white dog owned by the large woman who drops the dog over her deck railing in order to exercise and relieve itself. This is my business for two reasons. The woman lets Polar run free while my dog is confined to the park. Last week my dog took off inside the park wanting to play with her and sprained her leg. They all watched as I took my dog home limping on three legs. She was laid up for 3 days. Problem is I can't ask her not to do that when my dog is confined to the park because snitches get stitches around here, I've come to find.

Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Thursday, May 15, 2025 at 1:44 PM

To: Chris Myers <Chris@brainchildbranding.com>

Cc: <support@appworkco.com>

Subject: Re: My \$200 discount disappeared

I will look into this and get back to you.

On Thu, May 15, 2025 at 1:21 PM Chris Myers <Chris@brainchildbranding.com> wrote:

I had a \$200 discount, a special for re=signing the lease in April 2025, sitting in my account. Now that you've updated it has gone missing. Please retrieve it.

My account is ChristineMyers and I live at 13135 Aarans Pond Drive, Apt 101, Tampa FL 33612

Regards

Chris

Subject: Re: My \$200 discount disappeared

Date: Thursday, May 15, 2025 at 1:49:57 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Thanks!

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Thursday, May 15, 2025 at 1:44 PM

To: Chris Myers <Chris@brainchildbranding.com>

Cc: <support@appworkco.com>

Subject: Re: My \$200 discount disappeared

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Regards

Chris

Subject: Re: \$200 Discount for Resigning

Date: Friday, May 2, 2025 at 1:23:13 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Oh, yes, that's what I was referring to. I was thinking, "Did the kids run off with the roof???? Why would they do that???"

Hahahaha

Thanks for solving the mystery!

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Thursday, May 1, 2025 at 8:50 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: \$200 Discount for Resigning

Hey Christine,

I did have Chuck take down the remaining parts of the canopy yesterday. Is this what you're referring to?

On Wed, Apr 30, 2025 at 8:08 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hey Anastasia:

Thank you for caring. You've probably got the most thankless job around here.

The roof over the table got flipped over after 2:45 pm today. I saw kids playing in their red shirts and the next time I went out on my deck was 7:30 and it was gone!

I do stay to myself...the kids were talking at me and I feel like it causes worse problems to ignore them. I'm certainly not an instigator. I wear headphones to the park so I don't get talked to and just give everyone a wave and a smile.

Yes, the park is certainly not what it was when I moved in. But interestingly, the kids are not playing out there at all tonight. At least the guilty ones aren't.

Do you have any working cameras on the park? I'll let you know when I do.

Thanks,

Chris

From: Anastasia Brown <abrown@dasmensidential.com>

Date: Wednesday, April 30, 2025 at 3:55 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: \$200 Discount for Resigning

Hey Christine,

I'm sorry you went through that I would honestly stay to yourself; we cannot tell any kids what to do and where to play, that is for the parent to do so. If they allow their children to play in dog feces, then that's her. Please just stay out of it. If it does not pertain to you or little Mia, I wouldn't include myself in the issue; let the parents handle it.

When you get cameras, that is going to help you and me A TON!

Please keep me informed about what's going on. Do you know what day the picnic table was flipped over? The park has been destroyed, and I have no one to blame, and I want to, because my park has NEVER looked like it does now !

Thank you so much Christine :)

On Wed, Apr 30, 2025 at 11:17 AM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

Thanks! You're the best!

Recently I had an altercation with a "mom" sitting out at the picnic table. She was a large black woman with a baby under 3 and numerous other babies surrounding her.

Walking Mia, there was a bunch of kids playing in the park. I asked them to go to the kids park; that it wasn't clean enough for them to play in the dog park, and it was meant to dogs only. The male dogs pee on the thing they think is a see saw and I'm the only one who picks up after their dog, so the place is riddled with dog feces.

I glanced over at the mother and saw she was about to wail on a 2 year old. Thankfully she didn't but she was either embarrassed or angry that I saw her. So, she screamed at me as I was going home to leave the kids alone, and I said, "OK, but it's on you when they get sick." She asked one of the kids, "What that bitch say?" and started screaming obscenities at me.

It has caused the "baby gang" to retaliate. They flipped over the bench in the park, letting air out of my tires, and congregating by my deck...even with a motorbike revving. PS: I told the kid to take the bike away because he was going to run down a kid or a dog.

I'm getting cameras as soon as I can afford it. But it is really awful being here and feeling threatened by a gang of kids and a deadbeat mother.

I'll put a repair ticket in on the bench and missing dog bags.

Thanks again for jumping on the promo!
Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Wednesday, April 30, 2025 at 9:22 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: \$200 Discount for Resigning

Hey Chris,

The \$200.00 has been applied to your account.

On Wed, Apr 30, 2025 at 9:01 AM Anastasia Brown <abrown@dasmenresidential.com> wrote:

Hi Chris,

Thanks for the reminder. I'll look into the \$200 discount and make sure it's applied to your rent payment. I'll confirm with you by tomorrow.

Best,

Anastasia Brown
abrown@dasmenresidential.com

On Tue, Apr 29, 2025 at 9:08 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

I'm about to pay the rent and I want to apply the \$200 discount that we were offered for signing in December. As you may recall, the leases didn't become available until March. I'm

paying the rent tomorrow and I expect to apply the discount.

If that's going to cause a problem, please let me know by tomorrow at the latest. If it's something you can't clear by tomorrow, please give me the number of someone at the head office or whomever can honor that promo. Tomorrow.

Thanks,

Chris Myers

10135 Aarans Pond Drive, Apt 101

Tampa FL 33612

Subject: Re: \$200 Discount for Resigning

Date: Wednesday, April 30, 2025 at 8:08:05 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

BCC: Emma

Hey Anastasia:

Thank you for caring. You've probably got the most thankless job around here.

The roof over the table got flipped over after 2:45 pm today. I saw kids playing in their red shirts and the next time I went out on my deck was 7:30 and it was gone!

I do stay to myself...the kids were talking at me and I feel like it causes worse problems to ignore them.

I'm certainly not an instigator. I wear headphones to the park so I don't get talked to and just give everyone a wave and a smile.

Yes, the park is certainly not what it was when I moved in. But interestingly, the kids are not playing out there at all tonight. At least the guilty ones aren't.

Do you have any working cameras on the park? I'll let you know when I do.

Thanks,

Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Wednesday, April 30, 2025 at 3:55 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: \$200 Discount for Resigning

Hey Christine,

I'm sorry you went through that I would honestly stay to yourself; we cannot tell any kids what to do and where to play, that is for the parent to do so. If they allow their children to play in dog feces, then that's her. Please just stay out of it. If it does not pertain to you or little Mia, I wouldn't include myself in the issue; let the parents handle it.

When you get cameras, that is going to help you and me A TON!

Please keep me informed about what's going on. Do you know what day the picnic table was flipped over? The park has been destroyed, and I have no one to blame, and I want to, because my park has NEVER looked like it does now !

Thank you so much Christine :)

On Wed, Apr 30, 2025 at 11:17 AM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

Thanks! You're the best!

Recently I had an altercation with a "mom" sitting out at the picnic table. She was a large black woman with a baby under 3 and numerous other babies surrounding her.

Walking Mia, there was a bunch of kids playing in the park. I asked them to go to the kids park; that it wasn't clean enough for them to play in the dog park, and it was meant to dogs only. The male dogs pee on the thing they think is a see saw and I'm the only one who picks up after their dog, so the place is riddled with dog feces.

I glanced over at the mother and saw she was about to wail on a 2 year old. Thankfully she didn't but she was either embarrassed or angry that I saw her. So, she screamed at me as I was going home to leave the kids alone, and I said, "OK, but it's on you when they get sick." She asked one of the kids, "What that bitch say?" and started screaming obscenities at me.

It has caused the "baby gang" to retaliate. They flipped over the bench in the park, letting air out of my tires, and congregating by my deck...even with a motorbike revving. PS: I told the kid to take the bike away because he was going to run down a kid or a dog.

I'm getting cameras as soon as I can afford it. But it is really awful being here and feeling threatened by a gang of kids and a deadbeat mother.

I'll put a repair ticket in on the bench and missing dog bags.

Thanks again for jumping on the promo!
Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Wednesday, April 30, 2025 at 9:22 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: \$200 Discount for Resigning

Hey Chris,

The \$200.00 has been applied to your account.

On Wed, Apr 30, 2025 at 9:01 AM Anastasia Brown <abrown@dasmenresidential.com> wrote:

Hi Chris,

Thanks for the reminder. I'll look into the \$200 discount and make sure it's applied to your rent

payment. I'll confirm with you by tomorrow.

Best,

Anastasia Brown

abrown@dasmenresidential.com

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Hi Anastasia:

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If that's going to cause a problem, please let me know by tomorrow at the latest. If it's something you can't clear by tomorrow, please give me the number of someone at the head office or whomever can honor that promo. Tomorrow.

Thanks,

Chris Myers

10135 Aarans Pond Drive, Apt 101

Tampa FL 33612

Subject: Re: \$200 Discount for Resigning

Date: Wednesday, April 30, 2025 at 3:02:58 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Yikes! Thanks for trying.

Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Wednesday, April 30, 2025 at 12:25 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: \$200 Discount for Resigning

Unfortunately, I cannot. You will need to contact your bank and stop the payment :(

On Wed, Apr 30, 2025 at 12:18 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

OMG I think I just double-paid my rent! I forgot I was on autopay and I went in and paid my rent. I just got a confirmation for the full amount. Yikes. Can you fix it for me?

Thanks,

Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Wednesday, April 30, 2025 at 9:22 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: \$200 Discount for Resigning

Hey Chris,

The \$200.00 has been applied to your account.

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Anastasia Brown

abrown@dasmenresidential.com

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If that's going to cause a problem, please let me know by tomorrow at the latest. If it's something you can't clear by tomorrow, please give me the number of someone at the head office or whomever can honor that promo. Tomorrow.

Thanks,

Chris Myers

10135 Aarans Pond Drive, Apt 101

Tampa FL 33612

Subject: Re: \$200 Discount for Resigning

Date: Wednesday, April 30, 2025 at 12:17:54 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Hi Anastasia:

OMG I think I just double-paid my rent! I forgot I was on autopay and I went in and paid my rent. I just got a confirmation for the full amount. Yikes. Can you fix it for me?

Thanks,

Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Wednesday, April 30, 2025 at 9:22 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: \$200 Discount for Resigning

Hey Chris,

The \$200.00 has been applied to your account.

On Wed, Apr 30, 2025 at 9:01 AM Anastasia Brown <abrown@dasmenresidential.com> wrote:

Hi Chris,

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abrown@dasmenresidential.com

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If that's going to cause a problem, please let me know by tomorrow at the latest. If it's something you can't clear by tomorrow, please give me the number of someone at the head office or whomever can honor that promo. Tomorrow.

Thanks,

Chris Myers

10135 Aarans Pond Drive, Apt 101

Tampa FL 33612

Subject: Re: \$200 Discount for Resigning

Date: Wednesday, April 30, 2025 at 11:17:08 AM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Hi Anastasia:

Thanks! You're the best!

Recently I had an altercation with a “mom” sitting out at the picnic table. She was a large black woman with a baby under 3 and numerous other babies surrounding her.

Walking Mia, there was a bunch of kids playing in the park. I asked them to go to the kids park; that it wasn't clean enough for them to play in the dog park, and it was meant to dogs only. The male dogs pee on the thing they think is a see saw and I'm the only one who picks up after their dog, so the place is riddled with dog feces.

I glanced over at the mother and saw she was about to wail on a 2 year old. Thankfully she didn't but she was either embarrassed or angry that I saw her. So, she screamed at me as I was going home to leave the kids alone, and I said, “OK, but it's on you when they get sick.” She asked one of the kids, “What that bitch say?” and started screaming obscenities at me.

It has caused the “baby gang” to retaliate. They flipped over the bench in the park, letting air out of my tires, and congregating by my deck...even with a motorbike revving. PS: I told the kid to take the bike away because he was going to run down a kid or a dog.

I'm getting cameras as soon as I can afford it. But it is really awful being here and feeling threatened by a gang of kids and a deadbeat mother.

I'll put a repair ticket in on the bench and missing dog bags.

Thanks again for jumping on the promo!
Chris

From: Anastasia Brown <abrown@dasmenresidential.com>
Date: Wednesday, April 30, 2025 at 9:22 AM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: \$200 Discount for Resigning

Hey Chris,

The \$200.00 has been applied to your account.

On Wed, Apr 30, 2025 at 9:01 AM Anastasia Brown <abrown@dasmenresidential.com> wrote:

Hi Chris,

Thanks for the reminder. I'll look into the \$200 discount and make sure it's applied to your rent payment. I'll confirm with you by tomorrow.

Best,

Anastasia Brown
abrown@dasmenresidential.com

On Tue, Apr 29, 2025 at 9:08 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

I'm about to pay the rent and I want to apply the \$200 discount that we were offered for signing in December. As you may recall, the leases didn't become available until March. I'm paying the rent tomorrow and I expect to apply the discount.

If that's going to cause a problem, please let me know by tomorrow at the latest. If it's something you can't clear by tomorrow, please give me the number of someone at the head office or whomever can honor that promo. Tomorrow.

Thanks,

Chris Myers

10135 Aarans Pond Drive, Apt 101

Tampa FL 33612

Subject: \$200 Discount for Resigning

Date: Tuesday, April 29, 2025 at 9:08:40 PM Eastern Daylight Time

From: Chris Myers

To: Anastasia Brown

Hi Anastasia:

I'm about to pay the rent and I want to apply the \$200 discount that we were offered for signing in December. As you may recall, the leases didn't become available until March. I'm paying the rent tomorrow and I expect to apply the discount.

If that's going to cause a problem, please let me know by tomorrow at the latest. If it's something you can't clear by tomorrow, please give me the number of someone at the head office or whomever can honor that promo. Tomorrow.

Thanks,

Chris Myers

10135 Aarans Pond Drive, Apt 101

Tampa FL 33612

Subject: Re: Got the lease

Date: Tuesday, February 25, 2025 at 2:08:14 PM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

BCC: Emma

All this stress over an addendum. So, I see that the internet and cable is \$80 in total. Fine.

Can you revisit my water usage. I'm paying more than the family of 4/5 above me (202). I am one person, I work at home, I don't drink the water as Lemar says it's not potable, the dog goes to the beauty pawlour, and I run the dishwasher maybe once a week...just asking.

Thank you for putting up with my freakouts. The numbers didn't make sense to me until I finally got a person at Spectrum to explain bulk communities to me. As you know my fears were that I wouldn't have the same equipment or services my business needs but I've been told it is an increase in speed, and my previous promos will be applied right through to August.

Thanks for your patience,
Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Tuesday, February 25, 2025 at 1:30 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Got the lease

It does say it the lease is correct please look deeper.

Thank you

On Wed, Feb 19, 2025 at 1:04 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Quick question. If they're taking over Spectrum why doesn't it say that? The utilities box is unchecked. Fix that and I'll sign.

Thanks,
Chris

Subject: Another Attempt to Renew My Lease

Date: Tuesday, February 25, 2025 at 1:05:07 PM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

BCC: Emma

Attachments: 2024 Avina North Breakdown.jpg

Anastasia:

My new lease agreement is about to expire, so I need 5 minutes of your time.

When I moved in here late March, 2024, I was given a very simple sheet from Dasmen Residential. All I'm asking for is a copy of the same document brought up to this new lease.

I've attached a copy that's hard to read so I'll write out what it says

Total Monthly: \$1457.

Broken down as follows:

Rent \$1369.00

Water: \$55.00

Pest Control: 3.00

Trash: 15.00

Smart Lock: \$15

Renters Insurance (if you do not provide your own): \$14. I have my own so I didn't need yours

If the current rent is 1369 and is being increased by 2% (or 27.38) that makes the new rent: \$1396.38

Adding water: \$55.00 (BTW, As a single person, I'm paying more for water than the 5 people living on the 2nd floor (202) I was told the water goes from \$35-\$65 depending on usage)

Pest Control: 3.00

Trash: 15.00

Smart Lock: \$15

With a total of \$1484.38

THAT SAID ALL I NEED TO KNOW IS IF YOU ARE CHARGING \$75 FOR CABLE (AS I WAS TOLD), PLEASE HAVE THE AMOUNT PUT ON PAGE 2 OF 10 SECTION 7 AND HAVE THE BOX ON THE LEASE CHECKED WITH AN EX ON PAGE 2 OF 10

It says on the lease form, if I have any problems, contact Anastasia Brown. PLEASE CONTACT ME.

SUMMARY: TWO SIMPLE REQUESTS

1. CONFIRM THE CABLE IS \$75
2. HAVE THE LEASE CHANGED TO REFLECT CABLE TV CHECKED OFF ON PAGE 2 OF 10 SECTION 7.
3. RECALCULATE THE LEASE

AND I WILL SIGN AS SOON AS THAT IS DONE.

Subject: WHAT IS GOING ON???

Date: Thursday, February 20, 2025 at 3:49:19 PM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

BCC: Emma

Anastasia:

We're back to this lack of communication problem again.

I can't see how your numbers work and I just found out that, because Dasmen prematurely cancelled my promotional contract with Spectrum, it's going to cost me an extra \$50 extra dollars PER MONTH PRIOR TO MY NEW LEASE, that breaking the contract is going to cost me. And Dasmen had no right, no signature, no agreement with me to break that contract between Spectrum and me. I should have had my own account until April 1, but you've taken away the promo that I could take with me if I were to move. Without my consent.

I'm aggressively looking for a new apartment, and from what I hear, I wouldn't be the least surprised if I'm not the only one. The Spectrum thing is a bridge too far and don't be surprised if you start hearing what I am.

So you know I am looking full time for a new place. Between the initial price and the add-ons, and now

the audacity of breaking MY contract with Spectrum and assuming MY contract at their whim, is too much. Dasmen had no right to make that change in the 9th month of the first lease. It should have been enforced on April 1/25, after the lease was signed for a second year.

Dasmen should know that not everyone here is so stupid as to get bamboozled over a lease change mid-lease. If this money grab had have waited until the formal renewal of my lease, April 1/25, we'd be in a very different place. But now, by giving me no answers and no reasoning why they seem to think it's ok to mess with my personal contracts with a utility, Dasmen has forced me into a corner of having just five weeks to find a new place.

It would seem that has been the plan all along.

Subject: The numbers

Date: Wednesday, February 19, 2025 at 1:19:18 PM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

BCC: Emma

Can you break down the numbers for me:

Currently I pay \$1457

2% of that is an additional 29.14

Presumedly, \$75 for cable

Adds up to 1561.14

The difference is \$17.24...if that's for the mandatory rental insurance, I already have a policy. If not, what is it?

And the renewal special of \$200, is that removed from April 1's rent payment, as that is the beginning of the new lease?

Thanks,
Chris

Subject: Re: Status of Lease

Date: Monday, February 17, 2025 at 11:35:22 AM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

Hi Anastasia:

Thank you so much. Just a mechanical question. Do I pay my Spectrum with my lease or do I pay it through my existing account? If you can answer that, I'll sign today. But I haven't received it yet so do you have it in your office?

Thanks,
Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Monday, February 17, 2025 at 9:33 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Status of Lease

Hey Good morning,

So im going to get you to 2% but with spectrum services!

How is that ?

I would really like to get the lease signed and completed today please :(

On Fri, Feb 14, 2025 at 11:29 AM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

If I'm going to be paying cash for my cable I do need to get that rent hike down to 3%. I know you have a lot of leases to look after, so I just wanted to remind you. Apart from that, I'm fine signing. I heard around that you may be offering 14 month leases. Is that a possibility?

And no, I have not received my lease.

Thanks,

Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Friday, February 14, 2025 at 10:59 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Status of Lease

No ma'am, has the lease been sent you yet ?

On Tue, Feb 11, 2025 at 3:38 PM Chris Myers <Chris@brainchildbranding.com> wrote:

I just wanted to check in with the two of you to clarify that I'm just waiting to hear back from you. I want to make sure you're not missing anything from me...

Chris Myers

Subject: Re: Status of Lease

Date: Friday, February 14, 2025 at 11:29:38 AM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

Hi Anastasia:

If I'm going to be paying cash for my cable I do need to get that rent hike down to 3%. I know you have a lot of leases to look after, so I just wanted to remind you. Apart from that, I'm fine signing. I heard around that you may be offering 14 month leases. Is that a possibility?

And no, I have not received my lease.

Thanks,

Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Friday, February 14, 2025 at 10:59 AM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Status of Lease

No ma'am, has the lease been sent you yet ?

On Tue, Feb 11, 2025 at 3:38 PM Chris Myers <Chris@brainchildbranding.com> wrote:

I just wanted to check in with the two of you to clarify that I'm just waiting to hear back from you. I want to make sure you're not missing anything from me...
Chris Myers

Subject: Status of Lease
Date: Tuesday, February 11, 2025 at 3:38:38 PM Eastern Standard Time
From: Chris Myers
To: Anastasia Brown, Lamar Lynch
BCC: Emma

I just wanted to check in with the two of you to clarify that I'm just waiting to hear back from you. I want to make sure you're not missing anything from me...
Chris Myers

Subject: Re: Rental Assistance List
Date: Thursday, February 6, 2025 at 6:42:23 PM Eastern Standard Time
From: Chris Myers
To: Anastasia Brown
BCC: Emma

Thanks a lot Anastasia and Lamar for the list...

1. I sent the videos and pictures to my Project Management server I use for all my clients. I sent you an invitation to it but until you click on the Basecamp link in your email, you won't be able to see them. The only other quick solution is that I just text them to you, but I need a number to send that to. Or, if Lamar will come over here with a device I can air drop them. FYI, I'm just sending them for your use. I'm not looking for you to fix it. As you said, you can't tell people how to raise their kids.

I would, however, appreciate you putting out a flyer saying you'll start fining people who get caught not picking up their dog droppings.

2. I checked with United Healthcare and they do not allow the UCard to be used for rent...it's only for utilities. I'm trying to find out if monthly camera subscriptions would be considered a utility.
3. Spectrum. So we both paid my February bill. One of us is out that money, and as far as my existing lease, your head office must understand they don't have my signature, agreement or legal right to change my Apr 1, 2024 - Mar 31, 2025 lease mid-stream. So, I guess you're going to have to work with them to rectify what is clearly a breach of contract. I'm sure that's a financial boon for them,

but it does nothing but put me in a financially precarious position as I turn 70 this year.

4. I would be willing to sign a 14/16/18 month lease if we could work out a mutually affordable situation, but as I told you, I can't in all good faith, sign a lease only to get evicted. It is the most frightening thing I can think of.

I'll wait to hear from you.

Thanks

Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Thursday, February 6, 2025 at 10:07 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Rental Assistance List

Hey, I printed it that day and forgot to tell Lamar to give it to you. It is in the office but I think Lamar is going to drop it off to you :)

On Tue, Feb 4, 2025 at 3:48 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

Can you send me that rental assistance list, please?

Cheers,

Chris

Subject: Videos, Lease and UCard

Date: Wednesday, February 5, 2025 at 1:15:48 PM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

Hi Anastasia:

I spoke with Spectrum at length and also UCard. And two attorneys.

So, I need to talk to you ASAP. I think this can be salvaged but the company has to act fast. And, they must know that they are in breach of contract, since my lease that expires March 31, does not stipulate their involvement with a utility under my name to which they have no claim.

But I'm willing to work hard to stay here if your head office is willing to work hard to keep me here.

PLEASE CALL AT YOUR EARLIEST CONVENIENCE: 813-313-9397. I HAVE AN EXTREMELY CHALLENGING DAY TODAY.

Cheers,

Chris

Subject: FW: Fire Alarm and Lease

Date: Monday, February 3, 2025 at 4:51:04 PM Eastern Standard Time

From: Chris Myers

To: eanne152@gmail.com

Now she got a new excuse. They best not be fucking with my Spectrum.

From: Chris Myers <Chris@BrainChildBranding.com>
Date: Monday, February 3, 2025 at 4:47 PM
To: Anastasia Brown <abrown@dasmenresidential.com>
Subject: Re: Fire Alarm and Lease

Yes. First thing this morning and marked urgent. Lamar is going to call the after hours emergency number if Chuck isn't here before close of business.

As far as the lease goes, thank you. Now that I know what the hold-up is I look forward to speaking with you.

Chris

(It's Ms. not Mrs.)

From: Anastasia Brown <abrown@dasmenresidential.com>
Date: Monday, February 3, 2025 at 3:53 PM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Fire Alarm and Lease

Mrs. Myers I plan on discussing everything with you tomorrow. We waited on your lease due to trying to help YOU and prevent you from being charged Spectrum services that is what Lamar and I were waiting for. I will meet with you tomorrow at 10am, as far as the smoke detectors go is there a work order in for this ?

Thank you

On Mon, Feb 3, 2025 at 3:36 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Can I ask you to put an urgent tag on my work order for the fire alarm battery that keeps going off every 20 seconds. My dog has been having panic attacks since 4 am Sunday morning. The fire department came out and reset it but it started again at 9 this morning. Lamar tells me that does not constitute as an emergency!?! I called the Fire Dept who came out and reset it. They seemed to think it constituted an emergency...

While we're at it, do you think I'll see a lease anytime soon? I feel like I'm being put in a position to stay here. Legally speaking, I am not giving you enough notice if I decide to leave.

From: Anastasia Brown <abrown@dasmenresidential.com>
Date: Monday, February 3, 2025 at 12:16 PM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Termites and Lease

Hey Chris,

I will be on site tomorrow if you're available at 10am that would be fantastic, will that work ?

On Tue, Jan 21, 2025 at 8:36 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Subject: Urgent Assistance Required

Dear Anastasia,

I am reaching out to urgently address some issues unresolved since December.

1. I experienced a serious termite infestation in my bathroom, with hundreds of termites dropping their wings and live bodies present, including crawling in my sink and in my toilet paper. I reported this to Lamar yesterday, but he informed me that I need to wait until Friday for pest control. This delay is unacceptable. Can you please expedite this situation and arrange for pest control to come out immediately?

2. I was informed about a \$200 discount for renewing my lease. However, Lamar indicated that I would need to sign my lease renewal, which he believes has already been sent out, yet I have not received it. He mentioned he would check if the offer is still valid after I sign it, but I need clarity on this matter urgently.

3. ***You need to put an urgent letter out to the residents about throwing bones and food into the dog park.*** I found Mia chomping on a pile of chicken bones someone had carefully put in the dog park. I'm going to give the benefit of the doubt to ignorance rather than malice because I'm hoping no one is trying to kill dogs here.

IT IS IMPERATIVE THAT THE RESIDENTS WHO LIVE HERE KNOW THAT **ANY TYPE OF BONE IS DEADLY TO A DOG, BIG OR SMALL.** WHEN A DOG GETS A BONE THEY BREAK IT UP, AND DIGEST IT LIKE SWALLING SHARDS OF GLASS.

THERE'S A REASON THAT PEOPLE DON'T EAT BONES AND THE SAME GOES FOR DOGS AND CATS. It's just plain and simple common sense.

Mia, my Shepherd had to be taken into emergency surgery two weeks ago under anesthesia and the surgery cost me \$1,800. I made the mistake of letting her off the leash last night IN THE DOG PARK and she found bones in there again.

PLEASE put out an emergency note on this. I think some of the tenants think they're giving the dog treats. But they're going to end up killing one of them. And it better not be mine.

I've had to buy peace with these child gangs by giving out candy canes to them over Christmas but there are still pockets of boy gangs that are unattended, beating up on girls, then throwing a broken piece of cement aimed at my dog (but hit me and drew blood).

- I'm putting up cameras on the porch and front door because they have rammed something into each of my front tires...I only know because Mia started barking and I looked out my office window to see them kneeling by my car. But I only saw the back of their head. Lamar says take a picture and then nothing comes of it.
- I am about to buy 2 new tires all because I told a big boy to stop hitting a little girl.
- It's going to end up costing me two months of rent because of these unattended kids.
- Whenever I've asked a kid who's watching them, they say the 400 lb. woman is (sorry, I don't know her name or unit number.) That's just not the case. They are not being watched.
- Their favorite sport is who can yell the highest pitch. I had a decibel meter app on my phone in my office (just in front of the parking) measuring the decibels emanating from the screaming match in the kids park...it was 75 dbs. That's is the measurement of a jet landing. Try it yourself if you don't believe me.

I need clear answers to these questions as they are critical for my decision on whether to continue to live here or move out.

With the gangs of kids throwing rocks at my dog, this place is truly turned out to be out of control. Previous phone messages have not yielded results, so I hope this email will prompt immediate action.

Thank you for your attention to these matters.

Best regards,
Chris Myers
Building 35, Apt 101

Subject: Re: Fire Alarm and Lease

Date: Monday, February 3, 2025 at 4:47:38 PM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

Yes. First thing this morning and marked urgent. Lamar is going to call the after hours emergency number

if Chuck isn't here before close of business.

As far as the lease goes, thank you. Now that I know what the hold-up is I look forward to speaking with you.

Chris

(It's Ms. not Mrs.)

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Monday, February 3, 2025 at 3:53 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Fire Alarm and Lease

Mrs. Myers I plan on discussing everything with you tomorrow. We waited on your lease due to trying to help YOU and prevent you from being charged Spectrum services that is what Lamar and I were waiting for. I will meet with you tomorrow at 10am, as far as the smoke detectors go is there a work order in for this ?

Thank you

On Mon, Feb 3, 2025 at 3:36 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Can I ask you to put an urgent tag on my work order for the fire alarm battery that keeps going off every 20 seconds. My dog has been having panic attacks since 4 am Sunday morning. The fire department came out and reset it but it started again at 9 this morning. Lamar tells me that does not constitute as an emergency!?! I called the Fire Dept who came out and reset it. They seemed to think it constituted an emergency...

While we're at it, do you think I'll see a lease anytime soon? I feel like I'm being put in a position to stay here. Legally speaking, I am not giving you enough notice if I decide to leave.

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Monday, February 3, 2025 at 12:16 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Termites and Lease

Hey Chris,

I will be on site tomorrow if you're available at 10am that would be fantastic, will that work ?

On Tue, Jan 21, 2025 at 8:36 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Subject: Urgent Assistance Required

Dear Anastasia,

I am reaching out to urgently address some issues unresolved since December.

1. I experienced a serious termite infestation in my bathroom, with hundreds of termites dropping their wings and live bodies present, including crawling in my sink and in my toilet paper. I reported this to Lamar yesterday, but he informed me that I need to wait until Friday for pest control. This delay is unacceptable. Can you please expedite this situation and arrange for pest control to come out immediately?

2. I was informed about a \$200 discount for renewing my lease. However, Lamar indicated that I would need to sign my lease renewal, which he believes has already been sent out, yet I have not received it. He mentioned he would check if the offer is still valid after I sign it, but I need clarity on this matter urgently.

3. ***You need to put an urgent letter out to the residents about throwing bones and food into the dog park.*** I found Mia chomping on a pile of chicken bones someone had carefully put in the dog park. I'm going to give the benefit of the doubt to ignorance rather than malice because I'm hoping no one is trying to kill dogs here.

IT IS IMPERATIVE THAT THE RESIDENTS WHO LIVE HERE KNOW THAT **ANY TYPE OF BONE IS DEADLY TO A DOG, BIG OR SMALL.** WHEN A DOG GETS A BONE THEY BREAK IT UP, AND DIGEST IT LIKE SWALLING SHARDS OF GLASS.

THERE'S A REASON THAT PEOPLE DON'T EAT BONES AND THE SAME GOES FOR DOGS AND CATS. It's just plain and simple common sense.

Mia, my Shepherd had to be taken into emergency surgery two weeks ago under anesthesia and the surgery cost me \$1,800. I made the mistake of letting her off the leash last night IN THE DOG PARK and she found bones in there again.

PLEASE put out an emergency note on this. I think some of the tenants think they're giving the dog treats. But they're going to end up killing one of them. And it better not be mine.

I've had to buy peace with these child gangs by giving out candy canes to them over Christmas but there are still pockets of boy gangs that are unattended, beating up on girls, then throwing a broken piece of cement aimed at my dog (but hit me and drew blood).

- I'm putting up cameras on the porch and front door because they have rammed something into each of my front tires...I only know because Mia started barking and I looked out my office window to see them kneeling by my car. But I only saw the back of their head. Lamar says take a picture and then nothing comes of it.
- I am about to buy 2 new tires all because I told a big boy to stop hitting a little girl.
- It's going to end up costing me two months of rent because of these unattended kids.
- Whenever I've asked a kid who's watching them, they say the 400 lb. woman is (sorry, I don't know her name or unit number.) That's just not the case. They are not being watched.
- Their favorite sport is who can yell the highest pitch. I had a decibel meter app on my phone in my office (just in front of the parking) measuring the decibels emanating from the screaming match in the kids park...it was 75 dbs. That's is the measurement of a jet landing. Try it yourself if you don't believe me.

I need clear answers to these questions as they are critical for my decision on whether to continue to live here or move out. With the gangs of kids throwing rocks at my dog, this place is truly turned out to be out of control. Previous phone messages have not yielded results, so I hope this email will prompt immediate action.

Thank you for your attention to these matters.

Best regards,
Chris Myers
Building 35, Apt 101

Subject: Re: Fire Alarm and Lease

Date: Monday, February 3, 2025 at 3:29:43 PM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

BCC: eanne152@gmail.com

Can I ask you to put an urgent tag on my work order for the fire alarm battery that keeps going off every 20 seconds. My dog has been having panic attacks since 4 am Sunday morning. The fire department came out and reset it but it started again at 9 this morning. Lamar tells me that does not constitute as an emergency!?! I called the Fire Dept who came out and reset it. They seemed to think it constituted an emergency...

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here. Legally speaking, I am not giving you enough notice if I decide to leave.

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Monday, February 3, 2025 at 12:16 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Termites and Lease

Hey Chris,

I will be on site tomorrow if you're available at 10am that would be fantastic, will that work ?

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IT IS IMPERATIVE THAT THE RESIDENTS WHO LIVE HERE KNOW THAT **ANY TYPE OF BONE IS DEADLY TO A DOG, BIG OR SMALL.** WHEN A DOG GETS A BONE THEY BREAK IT UP, AND DIGEST IT LIKE

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so I hope this email will prompt immediate action.

Thank you for your attention to these matters.

Best regards,
Chris Myers
Building 35, Apt 101

Subject: Re: Termites and Lease

Date: Monday, February 3, 2025 at 3:16:01 PM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

Perfect. I'll be here.

Thanks,
Chris

From: Anastasia Brown <abrown@dasmenresidential.com>

Date: Monday, February 3, 2025 at 12:16 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Termites and Lease

Hey Chris,

I will be on site tomorrow if you're available at 10am that would be fantastic, will that work ?

On Tue, Jan 21, 2025 at 8:36 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Subject: Urgent Assistance Required

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With the gangs of kids throwing rocks at my dog, this place is truly turned out to be out of control. Previous phone messages have not yielded results, so I hope this email will prompt immediate action.

Thank you for your attention to these matters.

Best regards,
Chris Myers
Building 35, Apt 101

Subject: Urgent Request for Meeting and Lease Update

Date: Friday, January 31, 2025 at 4:34:47 PM Eastern Standard Time

From: Chris Myers

To: Anastasia Brown

BCC: eanne152@gmail.com

Dear Anastasia,

As today marks the last day of January, I must follow up regarding our pending conversation, which still has not been scheduled. I shared my availability over a week ago (please see the thread below), and it is essential that we connect before I proceed with signing the lease.

Given the recent escalation in disruptive behavior from some children in the complex, particularly their lack of supervision and increasing damages, I am concerned. Additionally, I have yet to receive the lease agreement that I've been hounded to sign since mid-December 2024.

The situation has become increasingly untenable, as the children now play in the parking lots—often in front of my apartment—where the noise and commotion have made it difficult for me to conduct business effectively. So it

was not a surprise when yesterday, a child on a bike damaged my car, breaking my hubcap into a hundred pieces.

I would appreciate your assistance in scheduling our conversation at your earliest convenience. Additionally, could you please provide an update on when I can expect my new lease? I'm concerned the \$200 incentive may disappear due to this ongoing delay.

Thank you for your attention to these matters.

Best,
Chris Myers Bldg 35, 101

From: Chris Myers <Chris@BrainChildBranding.com>
Date: Thursday, January 23, 2025 at 5:03 PM
To: Anastasia Brown <abrown@dasmenresidential.com>
Subject: Re: Lease bonus renewal

Hi Anastasia:
I have the good fortune to being my own boss so she'll give me whatever time I want! LOL
So, whenever it is convenient for me would be fine, preferably in an afternoon.
Thanks in advance for your time.
Chris Myers
Bldg 35 Apt 101

From: Anastasia Brown <abrown@dasmenresidential.com>
Date: Thursday, January 23, 2025 at 3:55 PM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Lease bonus renewal

Good afternoon Ms.Myers,

I would love to sit with you regarding your concerns! When are you available?

On Thu, Jan 23, 2025 at 1:03 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Lamar:

To clarify...

The last set of emails I got from BlueMoon were dated March 26, 2024. Those were relative to the day I moved in 2024.

1. They do not go into my junk mail as I have BlueMoon on my safe list.
2. When do they plan to send the 2025 leases? (Your email suggests they already have). It should go to Chris@BrainChildBranding.com.
3. Also, before I make another 12 month/14 month commitment, I'd like a sit-down conversation with Anastasia in her capacity as Property Manager; I think that's a reasonable request from a

tenant for at least ONE annual conversation.
Best regards,
Chris Myers, Bldg 35, Apt 101

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Wednesday, January 22, 2025 at 4:20 PM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Lease bonus renewal

Please check your email for bluemoon. Renewal will come as the original lease did, via email. Please check your spam folder as well.

On Wed, Jan 22, 2025 at 4:04 PM Chris Myers <Chris@brainchildbranding.com> wrote:

OK, so how do we do that?

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Wednesday, January 22, 2025 at 3:53 PM
To: Chris Myers <chris@brainchildbranding.com>
Subject: Lease bonus renewal

Yes you will get the \$200 applied if you renew your lease. We will need to do that as soon as possible.

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com
llynch@dasmenresidential.com
13101 Aarans Pond Dr, Tampa, FL 33612
Live Better. Live Different. Live DASMEN.

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com
llynch@dasmenresidential.com
13101 Aarans Pond Dr, Tampa, FL 33612
Live Better. Live Different. Live DASMEN.

Subject: Re: Lease bonus renewal

Date: Wednesday, January 29, 2025 at 11:53:00 AM Eastern Standard Time
From: Chris Myers
To: Lamar Lynch
CC: Anastasia Brown

How is this going? I NEED to know by the end of January if there is an increase in rent. Please get this to me before it's too late. I did not hear anything from you by end of day yesterday.

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Tuesday, January 28, 2025 at 2:58 PM
To: Chris Myers <Chris@brainchildbranding.com>
Cc: Anastasia Brown <abrown@dasmenresidential.com>
Subject: Re: Lease bonus renewal

I will look into it and get back to you by end of day

On Tue, Jan 28, 2025 at 2:42 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Still no lease.
Chris Myers 35 101

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Thursday, January 23, 2025 at 1:23 PM
To: Chris Myers <Chris@brainchildbranding.com>
Cc: Anastasia Brown <abrown@dasmenresidential.com>
Subject: Re: Lease bonus renewal

I will forward your message to the manager.
I do apologize if the lease has not been sent out as I believe it was.
But again, I will forward this message to the manager so she can coordinate a time to discuss your renewal with you.

On Thu, Jan 23, 2025 at 1:03 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Lamar:
To clarify...
The last set of emails I got from BlueMoon were dated March 26, 2024. Those were relative to the day I moved in 2024.

1. They do not go into my junk mail as I have BlueMoon on my safe list.
2. When do they plan to send the 2025 leases? (Your email suggests they already have). It should go to Chris@BrainChildBranding.com.
3. Also, before I make another 12 month/14 month commitment, I'd like a sit-down conversation with Anastasia in her capacity as Property Manager; I think that's a reasonable request from a tenant for at least ONE annual conversation.

Best regards,
Chris Myers, Bldg 35, Apt 101

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Wednesday, January 22, 2025 at 4:20 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Lease bonus renewal

Please check your email for bluemoon. Renewal will come as the original lease did, via email. Please check your spam folder as well.

On Wed, Jan 22, 2025 at 4:04 PM Chris Myers <Chris@brainchildbranding.com> wrote:

OK, so how do we do that?

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Wednesday, January 22, 2025 at 3:53 PM

To: Chris Myers <chris@brainchildbranding.com>

Subject: Lease bonus renewal

Yes you will get the \$200 applied if you renew your lease. We will need to do that as soon as possible.

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com

llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com

llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

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Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com
llynch@dasmenresidential.com
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Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com
llynch@dasmenresidential.com
13101 Aarans Pond Dr, Tampa, FL 33612
Live Better. Live Different. Live DASMEN.

Subject: Re: Lease bonus renewal

Date: Tuesday, January 28, 2025 at 1:41:58 PM Eastern Standard Time

From: Chris Myers

To: Lamar Lynch

CC: Anastasia Brown

Still no lease.
Chris Myers 35 101

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Thursday, January 23, 2025 at 1:23 PM
To: Chris Myers <Chris@brainchildbranding.com>
Cc: Anastasia Brown <abrown@dasmenresidential.com>
Subject: Re: Lease bonus renewal

I will forward your message to the manager.
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3. Also, before I make another 12 month/14 month commitment, I'd like a sit-down conversation with Anastasia in her capacity as Property Manager; I think that's a reasonable request from a tenant for at least ONE annual conversation.

Best regards,
Chris Myers, Bldg 35, Apt 101

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Wednesday, January 22, 2025 at 4:20 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Lease bonus renewal

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To: Chris Myers <chris@brainchildbranding.com>

Subject: Lease bonus renewal

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llynch@dasmenresidential.com
13101 Aarans Pond Dr, Tampa, FL 33612
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Subject: Re: Lease bonus renewal
Date: Thursday, January 23, 2025 at 5:03:33 PM Eastern Standard Time
From: Chris Myers
To: Anastasia Brown
BCC: eanne152@gmail.com

Hi Anastasia:
I have the good fortune to being my own boss so she'll give me whatever time I want! LOL
So, whenever it is convenient for me would be fine, preferably in an afternoon.
Thanks in advance for your time.
Chris Myers
Bldg 35 Apt 101

From: Anastasia Brown <abrown@dasmenresidential.com>
Date: Thursday, January 23, 2025 at 3:55 PM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Lease bonus renewal

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Subject: Re: Lease bonus renewal

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llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

Subject: FW: Lease bonus renewal

Date: Thursday, January 23, 2025 at 2:20:13 PM Eastern Standard Time

From: Chris Myers

To: eanne152@gmail.com

The next sound you hear will be a wheel...squeaking...

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Thursday, January 23, 2025 at 1:23 PM

To: Chris Myers <Chris@brainchildbranding.com>

Cc: Anastasia Brown <abrown@dasmenresidential.com>

Subject: Re: Lease bonus renewal

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Best regards,

Chris Myers, Bldg 35, Apt 101

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Wednesday, January 22, 2025 at 4:20 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Lease bonus renewal

Please check your email for bluemoon. Renewal will come as the original lease did, via email. Please check your spam folder as well.

On Wed, Jan 22, 2025 at 4:04 PM Chris Myers <Chris@brainchildbranding.com> wrote:

OK, so how do we do that?

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Wednesday, January 22, 2025 at 3:53 PM
To: Chris Myers <chris@brainchildbranding.com>
Subject: Lease bonus renewal

Yes you will get the \$200 applied if you renew your lease. We will need to do that as soon as possible.

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com
llynch@dasmenresidential.com
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Subject: Re: Lease bonus renewal

Date: Thursday, January 23, 2025 at 1:03:19 PM Eastern Standard Time

From: Chris Myers
To: Lamar Lynch
CC: abrown@dasmenresidential.com
BCC: eanne152@gmail.com

Lamar:

To clarify...

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1. They do not go into my junk mail as I have BlueMoon on my safe list.
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Subject: Termites and Lease

Date: Tuesday, January 21, 2025 at 8:36:37 PM Eastern Standard Time

From: Chris Myers

To: abrown@dasmenresidential.com

BCC: eann152@gmail.com

Subject: Urgent Assistance Required

Dear Anastasia,

I am reaching out to urgently address some issues unresolved since December.

1. I experienced a serious termite infestation in my bathroom, with hundreds of termites dropping their wings and live bodies present, including crawling in my sink and in my toilet paper. I reported this to Lamar yesterday, but he informed me that I need to wait until Friday for pest control. This delay is unacceptable. Can you please expedite this situation and arrange for pest control to come out immediately?

2. I was informed about a \$200 discount for renewing my lease. However, Lamar indicated that I would need to sign my lease renewal, which he believes has already been sent out, yet I have not received it. He mentioned he would check if the offer is still valid after I sign it, but I need clarity on this matter urgently.

3. ***You need to put an urgent letter out to the residents about throwing bones and food into the dog park.*** I found Mia chomping on a pile of chicken bones someone had carefully put in the dog park. I'm going to give the benefit of the doubt to ignorance rather than malice because I'm hoping no one is trying to kill dogs here.

IT IS IMPERATIVE THAT THE RESIDENTS WHO LIVE HERE KNOW THAT **ANY TYPE OF BONE IS DEADLY TO A DOG, BIG OR SMALL.** WHEN A DOG GETS A BONE THEY BREAK IT UP, AND DIGEST IT LIKE SWALLING SHARDS OF GLASS.

THERE'S A REASON THAT PEOPLE DON'T EAT BONES AND THE SAME GOES FOR DOGS AND CATS. It's just plain and simple common sense.

Mia, my Shepherd had to be taken into emergency surgery two weeks ago under anesthesia and the surgery cost me \$1,800. I made the mistake of letting her off the leash last night IN THE DOG PARK and she found bones in there again.

PLEASE put out an emergency note on this. I think some of the tenants think they're giving the dog treats. But they're going to end up killing one of them. And it better not be mine.

I've had to buy peace with these child gangs by giving out candy canes to them over Christmas but there are still pockets of boy gangs that are unattended, beating up on girls, then throwing a broken piece of cement aimed at my dog (but hit me and drew blood).

- I'm putting up cameras on the porch and front door because they have rammed something into each of my front tires...I only know because Mia started barking and I looked out my office window to see them kneeling by my car. But I only saw the back of their head. Lamar says take a picture and then nothing comes of it.
- I am about to buy 2 new tires all because I told a big boy to stop hitting a little girl.
- It's going to end up costing me two months of rent because of these unattended kids.
- Whenever I've asked a kid who's watching them, they say the 400 lb. woman is (sorry, I don't know her name or unit number.) That's just not the case. They are not being watched.
- Their favorite sport is who can yell the highest pitch. I had a decibel meter app on my phone in my office (just in front of the parking) measuring the decibels emanating from the screaming match in the kids park...it was 75 dbs. That's is the measurement of a jet landing. Try it yourself if you don't believe me.

I need clear answers to these questions as they are critical for my decision on

whether to continue to live here or move out.

With the gangs of kids throwing rocks at my dog, this place is truly turned out to be out of control. Previous phone messages have not yielded results, so I hope this email will prompt immediate action.

Thank you for your attention to these matters.

Best regards,
Chris Myers
Building 35, Apt 101

Subject: Re: Lease

Date: Wednesday, March 13, 2024 at 6:42:21 PM Eastern Daylight Time

From: Chris Myers

To: Lamar Lynch

Hi Lamar:

I believe there is an error on page 3 of 10, paragraph #6, rent is listed as \$1457 instead of \$1369.

Additionally, prorated rent is listed as \$517 instead of \$486.

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Subject: Re: Moving Plans
Date: Monday, March 11, 2024 at 10:22:49 AM Eastern Daylight Time
From: Chris Myers
To: Nicki Asmer

You're reading my mind. With a bankruptcy behind me in the last two years, I shouldn't poke the badger.
Thanks, as always, for your sage advice.
Chris

From: Nicki Asmer <nasmer@appletonreiss.com>
Date: Monday, March 11, 2024 at 10:13 AM
To: Chris Myers <Chris@BrainChildBranding.com>
Subject: Moving Plans

Chris,

This sounds more like a misrepresentation through advertisement which I have no legal experience with. My knowledge is strictly based on the lease agreement and general real estate law. If you want to pursue these guys, you can, but you will probably not get approved to lease the apartment.

Nicki F. Asmer, Esq.
APPLETON REISS
215 N. Howard Ave.
Suite 200
Tampa, FL 33606
813-542-8888 [Telephone]
813-542-5031 [Direct Line]
813-542-5054 [Facsimile]
nasmer@appletonreiss.com

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From: Chris Myers <Chris@BrainChildBranding.com>

Sent: Friday, March 8, 2024 11:45 AM

To: Nicki Asmer <nasmer@appletonreiss.com>

Subject: 'EXTERNAL' FW: Moving Plans

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Subject: FW: Moving Plans

Date: Friday, March 8, 2024 at 11:44:54 AM Eastern Standard Time

From: Chris Myers
To: Nicki Asmer

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Subject: FW: Moving Plans

Date: Friday, March 8, 2024 at 11:28:21 AM Eastern Standard Time

From: Chris Myers

To: Nicki Asmer

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See below they met me halfway on the prorated. That saves me almost \$400. I have no problem paying it up front.

I sent the email below...sorry as soon as I pressed send I thought, "shit, I should have run that past you." But what's done is done.

I suspect that the extra \$100 is because I asked for a first floor apartment. Just so know, when I appeared there I was on a cane in case I had to walk a lot. Also, I had Mia trained and registered with the ADA as a Service Dog (thus being able to forgo the \$350 initial deposit and the \$35/month dog fee...It was one of those WWND ideas (what would Nicki do?).

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