

Subject: Re: Flooding

Date: Wednesday, September 3, 2025 at 10:58:28 AM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

Good morning,

Here is Stephanie Householder, my regional's email.

SHouseholder@dasmenresidential.com

On Sun, Aug 31, 2025 at 7:09 PM Chris Myers <Chris@brainchildbranding.com> wrote:

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: Ongoing Plumbing Issues

Date: Wednesday, August 13, 2025 at 11:36:26 AM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

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 9:39:38 AM Eastern Daylight Time
From: Anastasia Brown
To: Chris Myers
Attachments: image.png

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 warrants 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.

If the problem can't/won't be fixed I am advising you that I will be putting my September rent in escrow with the Hillsborough County Courthouse and will until the problem is fixed.

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: Shower Roof Caving In

Date: Monday, August 4, 2025 at 9:18:58 AM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

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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: My tub roof

Date: Wednesday, July 23, 2025 at 12:09:23 PM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

Good afternoon,

Thank you so much for this photo !

I have Chuck coming to your unit before Friday.

On Wed, Jul 23, 2025 at 12:03 PM Chris Myers <Chris@brainchildbranding.com> wrote:

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: Re: 1 of 3 pictures Aug 26 2025

Date: Tuesday, August 26, 2025 at 2:09:35 PM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

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: Re: My Right to Quiet Enjoyment

Date: Wednesday, July 9, 2025 at 11:10:39 AM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

Correct but again if no one else is coming forward.....
However if you could get the police records that could help.

Thank you so much !

On Wed, Jul 9, 2025 at 11:03 AM Chris Myers <Chris@brainchildbranding.com> wrote:

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

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, *I 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 \$200 discount disappeared
Date: Thursday, May 15, 2025 at 3:10:19 PM Eastern Daylight Time
From: Anastasia Brown
To: Chris Myers

Thank you, noted

On Thu, May 15, 2025 at 2:35 PM Chris Myers <Chris@brainchildbranding.com> wrote:

As a webmaster, I know these problems happen. Your website is reporting back errors, specifically: {:fuse_blown, 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 1:44:13 PM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

CC: support@appworkco.com

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:

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

Regards

Chris

Subject: Re: \$200 Discount for Resigning

Date: Thursday, May 1, 2025 at 8:50:29 AM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

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@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

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 11:46:38 AM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

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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 12:25:36 PM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

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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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.

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abrown@dasmenresidential.com

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Thanks,

Chris Myers

10135 Aarans Pond Drive, Apt 101

Tampa FL 33612

Subject: Re: \$200 Discount for Resigning

Date: Wednesday, April 30, 2025 at 9:22:20 AM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

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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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 9:01:47 AM Eastern Daylight Time

From: Anastasia Brown

To: Chris Myers

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: Got the lease

Date: Tuesday, February 25, 2025 at 1:30:09 PM Eastern Standard Time

From: Anastasia Brown

To: Chris Myers

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: Re: Healthcare Advocate and Broker

Date: Monday, February 17, 2025 at 8:35:22 AM Eastern Standard Time

From: Anastasia Brown

To: Chris Myers

Thanks, I'll check it out.

On Wed, Feb 5, 2025 at 3:47 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Anastasia:

This is my guy...has been for about 10 years or more. He lets me know when laws change and I can benefit from them. He's a great guy and, what can I say, he's Canadian, eh?

Paul Wavrock

Broker

Health Insurance of Florida

214 Crystal Grove Blvd

Lutz, FL 33548

813-929-1150 phone

813-830-7309 fax

813-857-5022 cell

paul@wavrock.com

www.wavrock.com

Subject: Re: Status of Lease

Date: Monday, February 17, 2025 at 9:33:39 AM Eastern Standard Time

From: Anastasia Brown

To: Chris Myers

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 10:59:10 AM Eastern Standard Time

From: Anastasia Brown

To: Chris Myers

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: Rental Assistance List

Date: Thursday, February 6, 2025 at 10:07:05 AM Eastern Standard Time

From: Anastasia Brown

To: Chris Myers

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: Re: Fire Alarm and Lease

Date: Monday, February 3, 2025 at 3:53:20 PM Eastern Standard Time

From: Anastasia Brown

To: Chris Myers

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: Termites and Lease

Date: Monday, February 3, 2025 at 12:15:48 PM Eastern Standard Time

From: Anastasia Brown

To: Chris Myers

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,

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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?

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Thank you for your attention to these matters.

Best regards,

Chris Myers

Building 35, Apt 101

Subject: Re: Lease bonus renewal

Date: Thursday, January 23, 2025 at 3:55:42 PM Eastern Standard Time

From: Anastasia Brown

To: Chris Myers

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

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