

EXHIBIT

17

William Michael Windsor

2725 Bolin Lane, Sebring, Florida 33870, 352-661-8472, windsorfl@yahoo.com

September 2, 2025

Owner
Oak Ridge Mobile Home Park
3028 Vine Lane
Sebring, Florida 33870

CERTIFIED MAIL RETURN RECEIPT

Dear Owner:

You have violated the Rules. Please correct the unfair situations.

Please replace the two beautiful Palm Trees that you butchered on my Lot.

Rule 17 makes the trees my responsibility. I complained about this, and I was told that the trees are owned by the Park. This was a lie.

As per Rule 7, you did not have Lot Access to butcher MY trees.

Please put a gate on the trash dump across from my Lot. It is an eyesore and a noise nuisance.

Thank you,



William M. Windsor

EXHIBIT

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Oak Ridge Mobile Home Park
 4111 West Cypress Street
 Tampa, FL 33607

William Windsor
 2725 Bolin Lane
 Sebring, FL 33870



NINETY DAY NOTICE OF INCREASE IN LOT RENTAL AMOUNT

TO: All Mobile Homeowners Occupying **Oak Ridge Mobile Home Park**, and the Board of Directors of its Homeowner's Association

FROM: Community Management

RE: Notice of Increase in Lot Rental Amount

DATE: September 23, 2025

Pursuant to Section 723.037, Florida Statutes, and Rule 61B-32.002, Florida Administrative Code, this serves as a notice of the lot rental increase effective **January 1, 2026**. The lot rental increase consists of an increase in base rents and other fees as more particularly described in the table shown below.

LOT RENTAL AMOUNT INCREASE (PER LOT)

Description	Monthly Present Amount	Monthly Increase (Decrease)	Effective January 1, 2026
Monthly Base Rent	\$734.21	\$36.77	\$770.98
Monthly Water & Sewer Charge	\$81.88	\$5.17	\$87.05
Monthly Pass-On Charge: Fire & Rescue Tax	\$4.54	(\$0.10)	\$4.44
Monthly Pass-On Charge: '05-'25 Real Estate Tax Increase	\$18.37	\$4.16	\$22.53
Monthly Total Rent Check	\$839.00	\$46.00	\$885.00
Additional Occupancy Fee	\$100.00 per person per month	\$0.00	\$100.00 per person per month
Pet Fee	\$40.00 per pet per month, first pet is free	\$0.00	\$40.00 per pet per month, first pet is free
Late Fee	\$100.00	\$0.00	\$100.00
Return Check Fee	\$35.00	\$0.00	\$35.00

AFFECTED HOMEOWNERS: All homeowners in the Community are receiving a notice of lot rental amount increase. The amount of each base rent increase is based upon each homeowner's existing lot rental amount. A list of all homeowners affected by a lot rental increase notice is available at the Community's management office.

EFFECTIVE DATE: The matters noticed herein shall be effective on **January 1, 2026**.

EXHIBIT

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My bank has no record of you attempting to get money from me

William Windsor

Thu, Oct 9 at 8:05 AM

My bank shows My Payment went through

Tue, Nov 4 at 9:34 AM

18633851754 Deposited a new message:

"Yeah, it's Kurt calling from the office here at Oak Ridge. This is just a courtesy call to let you know that your payment was received for your rent, but you have not paid the \$35 NSF fee from last month, nor the \$100 late fee from last month. Just

have not paid the \$35 NSF fee from last month, nor the \$100 late fee from last month. Just spoke with the corporate office, the home office, and they said that there will be an additional \$100 late fee added to your account if the \$135 is not paid by the 5th. So I'm calling to let you know I also sent you a statement by email, wanted to let you know and if you have any questions you can call me here at the office [863-385-1754](tel:863-385-1754). Thank you."

Click here: [14699825012](#) to listen to full voice message.

EXHIBIT

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Re: IMPORTANT - Past Due Rent Balance

From: William Windsor (windsorfl@yahoo.com)

To: donotreply@rentmanager.com; windsorfl@yahoo.com

Date: Saturday, October 4, 2025 at 07:01 PM EDT

My bank account shows you have not charged me. You can't charge a late charge when you had a duty to charge my account

Sent from Yahoo Mail for iPhone

On Saturday, October 4, 2025, 4:41 AM, Rent Manager Event Notifier <donotreply@rentmanager.com> wrote:

Dear William Windsor:

There is an outstanding balance of \$874.00 on your account. Rent is due on the first of the month. Per our late fee policy, rent is assessed a late fee after the close of business on the 5th day of the month and the account will be assessed a \$100.00 late fee.

Your last payment of \$839.00 was received on 9/29/2025. You can view all charges, payments received, and the balance due by logging onto your Tenant Web Access account using the info below.

To log onto your Tenant Web Access Account to Make Payment or Check Balance:

1. Go to <https://temple.twa.rentmanager.com>
2. If you have not already created an account, click "sign up" under the login button.

When setting up your account for the first time, you will need the following information:

Your account # is: 20326

Sincerely,

Oak Ridge Mobile Home Park
Bookkeeping Department

EXHIBIT

21

IMPORTANT - Past Due Rent Balance

From: Rent Manager Event Notifier (donotreply@rentmanager.com)

To: windsorfl@yahoo.com

Date: Saturday, October 4, 2025 at 04:41 AM EDT

Dear William Windsor:

There is an outstanding balance of \$874.00 on your account. Rent is due on the first of the month. Per our late fee policy, rent is assessed a late fee after the close of business on the 5th day of the month and the account will be assessed a \$100.00 late fee.

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Your account # is: 20326

Sincerely,

Oak Ridge Mobile Home Park
Bookkeeping Department

EXHIBIT

22

Re: Please cancel monthly autopayment through my bank account

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Monday, October 27, 2025 at 09:12 AM EDT

We are unable to make any modifications to your autopay that you set up. Obviously, that is your personal payment setup, and cannot be modified by us here at the office. You will have to go online, and correct, or change your payment arrangements that you have setup in the system.

On Sun, Oct 26, 2025 at 10:24 AM William Windsor <windsorfl@yahoo.com> wrote:

Please cancel monthly autopayment through my bank account

William Michael Windsor
2725 Bolin Lane
Sebring, Florida 33870
352-661-8472
windsorfl@yahoo.com

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Kirk West & Tammie Nessmith
Community Managers
Oak Ridge Mobile Home Park
2862 Vine Ln.
Sebring, FL 33870
Office Phone: 863-385-1754
Email: manager@oakridgemhp.com

EXHIBIT

23

Re: Please cancel monthly autopayment through my bank account

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Monday, October 27, 2025 at 09:22 AM EDT

Also, just as a reminder. Your account still has the \$35 NSF fee, along with the \$100 late fee showing. They will not remove the late fee until you pay the \$35 NSF fee.

On Mon, Oct 27, 2025 at 9:12 AM Kirk West <manager@oakridgemhp.com> wrote:

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Community Managers
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2862 Vine Ln.
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Office Phone: 863-385-1754
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Kirk West & Tammie Nessmith
Community Managers
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2862 Vine Ln.
Sebring, FL 33870
Office Phone: 863-385-1754
Email: manager@oakridgemhp.com

EXHIBIT

24

Re: Please cancel monthly autopayment through my bank account

From: William Windsor (windsorfl@yahoo.com)

To: manager@oakridgemhp.com; windsorfl@yahoo.com

Date: Monday, October 27, 2025 at 10:03 AM EDT

Please provide link to where I can change this.

William Michael Windsor
2725 Bolin Lane
Sebring, Florida 33870
352-661-8472
windsorfl@yahoo.com

On Monday, October 27, 2025 at 09:12:55 AM EDT, Kirk West <manager@oakridgemhp.com> wrote:

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Office Phone: 863-385-1754
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