

EXHIBIT

36

Re: Link

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Tuesday, November 4, 2025 at 09:36 AM EST

Your rent payment of \$839 was credited to your account. However, the NSF fee for October, along with the late fee for October was not paid. If that balance is not paid by 11/5, the system will add another late fee of \$100 to your account. The rent payment that you paid goes towards the oldest balance, which is the \$135 balance left over from October. So, only \$704 was credited towards your rent, leaving a balance of \$135 which will incur the additional late fee of \$100 if not paid by the 5th of November. Feel free to call the office with any questions.

On Mon, Nov 3, 2025 at 4:10 PM Kirk West <manager@oakridgemhp.com> wrote:

<https://temple.twa.rentmanager.com/ApplyNow?propertyID=24&locations=1>

This link takes you to the same place to login to your existing account. The reset password links have been sent to both of the emails on file. If you would like to use another email address, just send that to us and we will send it to you tomorrow.

On Mon, Nov 3, 2025 at 4:06 PM William Windsor <windsorfl@yahoo.com> wrote:

I have not received a link

Please send a link and nothing else

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Monday, November 3, 2025, 3:41 PM, Kirk West <manager@oakridgemhp.com> wrote:

I have once again sent the links to both emails on file in order for you to reset your password for TWA online access. I would also remind you that your balance is now \$974.00 including the late fee and NSF fee from last month, October.

On Mon, Nov 3, 2025 at 10:23 AM William Windsor <windsorfl@yahoo.com> wrote:

Thank you.

Sent from Yahoo Mail for iPhone

On Monday, November 3, 2025, 10:00 AM, Kirk West <manager@oakridgemhp.com> wrote:

Yes. Payment can be dropped through the mail slot in the front door of the office.

On Mon, Nov 3, 2025 at 9:59 AM William Windsor <windsorfl@yahoo.com> wrote:

So, how do I pay? Do I have to bring a money order to your office?

EXHIBIT

37

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](https://www.youtube.com/watch?v=14699825012) to listen to full voice message.

Tue, Nov 4 at 11:43 AM

I am suing you and the corporate office

Tue, Nov 4 at 2:02 PM

Show me where in the rules you

EXHIBIT

38

New Statement Available

From: donotreply@rentmanager.com

To: windsorfl@yahoo.com

Date: Friday, November 7, 2025 at 10:08 AM EST

Dear William,

Your most recent statement is attached. Please review at your convenience.



William Windsor_2511071008.pdf
7.7 kB

EXHIBIT

39

Re: Provide documentation to show latest act

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Friday, November 7, 2025 at 11:54 AM EST

I have never received this request from you previously. You signed the rules and lease agreement when you moved in and were given the originals. The late fee is shown in those documents.

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

On Fri, Nov 7, 2025 at 11:50 AM William Windsor <windsorfl@yahoo.com> wrote:

Provide documentation to show authority to charge a late fee for my refusal to pay fraudulent late fee

Second Request

Sent from Yahoo Mail for iPhone

EXHIBIT

40

Balance Due Oak Ridge MHP

From: Lisa Paquin (lisa@ceqfl.com)

To: windsorfl@yahoo.com

Date: Tuesday, November 11, 2025 at 03:45 PM EST

Hello Mr. Windsor,

I recently left you a message to discuss the balance on your account. I am happy to refund a \$100.00 late fee once you pay the remaining balance due of \$135.00. This balance due is for the bank insufficient funds fee of \$35.00 for your returned check and the other \$100.00 late fee. I have attached your signed Rules and Regulations document you received when you initially moved into the park. This details the rent due date and applicable fee if not paid on time. Please do not hesitate to call me with any questions. Thank you.

Best Regards,

Lisa Paquin
Oak Ridge Mobile Home Park
(813) 285-4083 Ext 191



or.pdf
2.7 MB

RULES & REGULATIONS

Welcome to Oakridge Mobile Home Park. The management has taken all reasonable means to ensure that your residency here will be safe, pleasant and enjoyable. This property is privately owned, and the landlord is obligated by law to abide by all federal, state and local laws, or to certain regulations of administrative bodies of the government. Many of the following rules and regulations are required by law, and other rules and regulations are for your safety, health, welfare and comfort, as well as for the protection of the property rights of the landlord and to maintain the appearance and reputation of our Park. Consideration and courtesy to others together with your cooperation in maintaining your mobile home and lot will help sustain the high standards of the Park.

- 1) **ADMISSION AND OCCUPANCY:** One resident in each mobile home must be 55 years of age or older, other residents may be a minimum age of 45 years. Provided however, if 80% of the mobile homes in the park are occupied by at least one person 55 years old at the time resident applies for admission, then the park may reduce its minimum age for the new resident to 45. The park may refuse admission to any person when that person's residency would cause fewer than 80% of the mobile homes in the park to be occupied by at least one person 55 years old or older. Before taking occupancy, all tenants must register themselves and review the rules and regulations with management. Oakridge Mobile Home Park reserves the right to refuse admittance into the park to any person or persons, in accordance with state law.
- 2) **VISITORS AND GUESTS:** All visitors and guests of Park residents are to register at the office and are welcome at no charge, but are limited to a total of fifteen (15) consecutive or thirty (30) total days per year in residence within the park. Guests that stay beyond the period described above shall be considered residents with a charge outlined on the current rent increase notification, per person, added to the lot rent. Children must be accompanied by the tenant they are visiting when they are in or around the recreation area.
- 3) **RENTS:** Rents are payable in advance, due on the first regular business day of the month and any rent received after the 5th will be charged a \$100 late fee. A \$35.00 fee will be charged for checks returned from the bank for any reason. Nonpayment of lot rental amount will be cause for eviction. All rents are to be paid at the Park office or electronically. No rent can be accepted over three months in advance per Section 83.49, Florida Statutes. All space rents are based on occupancy by a maximum of two persons per mobile home. An additional \$100.00 will be charged per month for each resident in excess of two occupying a mobile home.
- 4) **CONDUCT:** It is important that we respect our neighbor's property, privacy, and general welfare. Radios, televisions, stereos, musical instruments, etc. are to be used in a manner not disturbing to your neighbors. Alcoholic beverages are not to be consumed in outside public areas of the park. Disorderly conduct, intoxication, profane language, or any other loud noises will not be tolerated. Any person causing disturbance or being a nuisance may be required to vacate the park. The park owner will not act as a mediator in any neighborhood disagreements or arguments and if there is any question as to who are the offenders, park owner has the right to request that all parties involved leave the park. Personality conflicts are not under the purview of the park owner.
- 5) **PETS:** A limit of TWO (2) approved inside pets are permitted per mobile home. All pets must be approved by management in writing. All pets are considered inside pets. Pets are limited to 30 pounds upon maturity. A pet rent fee of \$40.00 per month will be charged per pet for all pets in excess of one pet. Once the excess pet fee or pet rent fee is charged, it becomes part of the rent. All Federal, State, County, City, etc. ordinances must be adhered to and ANY violation of such policies will be grounds for immediate pet removal and may result in eviction. (Two (2) current pets prior to 12/31/2022 will be grandfathered in and are exempt from the \$40 per month per pet fee. Additional pets will be charged \$40 per month per pet. Current exempt pets over 2 are not replaceable)

- A. **Pet Registration.** All pets must be registered at Petscreening.com prior to approval. Prior written approval from Community Management must be obtained as to any pet which is to reside in the Community, and such written approval must be obtained prior to the time the pet is actually brought into the Community.
- B. **Dangerous Breeds.** Certain breeds of dogs, including, but not limited to, Doberman Pinschers, German Shepherds, Rottweilers, all bulldog breeds (including pit bulls), wolf breeds, and chows are not permitted in the Community due to their size and/or aggressive natures. There will be no exceptions to this Rule.
- C. **Completion of an online application at Petscreening.com must be completed by the Tenant and shall be required before approval of any pet will be considered.** All information required on the application shall be provided with complete detail as requested. Such items requested shall include but not be limited to the name of the pet, the breed, the adult size of the pet (height and weight), the pet license tag number, the veterinarian for such pet, the length of time that said pet has been with the Tenant and any history of the pet as it pertains to barking, attacking, growling or biting. The application shall be signed and dated by the Tenant. Any false or incomplete information on the application, including that of the mix or breed of the pet, will be deemed absolute grounds for rejection of the pet, and shall constitute a violation of the Rules if the pet is not immediately removed.
- D. **When an application is submitted, the tenant shall bring to Community Management proof that the pet has a valid and current pet license (if a license is required by law), and that the pet has received all required vaccinations and inoculations.** Tenant shall also bring the pet to Community Management for a visual assessment. Tenant shall annually be required to provide to Community Management proof of a current pet license and of vaccinations and/or inoculations as are required. This documentation shall be copied and presented to the Community within fifteen (15) days of the renewal date of any pet license and/or vaccination and inoculation requirements.
- E. **Leashes:** Pets (including cats) must be kept inside the home or on a leash accompanied and supervised by the tenants at all times. While the pet is outside, tenant shall be responsible for any clean-up needed.
- F. **Collars / Vaccinations:** Pets (including cats) must wear necessary registration from the appropriate governmental agency and must obtain all required vaccinations. Home Owner or tenant must have proof that their pets have had all required vaccinations.
- G. **Sustained barking or howling which is audible outside the home by any dog for three (3) minutes or more at any time of the day or night constitutes unacceptable dog behavior.**
- H. **No pet with a history of biting or attacking any person shall be approved or allowed to remain.** Any Tenant who has previously been sued because of damages caused by any pet for which approval is being sought shall be denied permission for such pet to be brought into the Community.
- I. **Pet birds whose singing or other noises are not audible outside the pet owner's manufactured home are permitted.** However, should a pet bird become a noise nuisance, the bird's owner is required to take corrective action or remove the pet bird.
- J. **No agricultural or wild animals or exotic creatures such as iguanas, snakes, ferrets, etc., are permitted in the Community.**
- K. **Pet Removal:** Any pet not properly registered must be removed from the Community. If the Community Manager finds the conduct of a pet to be dangerous or bothersome to other tenants, its registration will be terminated and the pet must be removed.

- L. Tenants shall be liable for and shall defend, indemnify and hold Landlord harmless from all personal injury or property damage caused by pets. Tenants shall in addition, comply with all provisions of any rules, regulations and ordinances of any governmental authority or agency and the laws of the State of Florida with respect to dogs and other pets.
 - M. Guests or invitees are not permitted to bring a pet into the Community. Tenants will be held responsible for any violation by the pet(s) of Tenant's guests. Guest's Seeing-Eye dogs are permitted.
 - N. Pets are specifically prohibited from the office and from other Community or recreation buildings or facilities. All pet waste must be picked up and disposed of immediately.
 - O. Any pet found running loose may be picked up and delivered to the local animal shelter. If the animal is wearing identifying tags, Community Management may, but is not obligated to, first attempt to return the animal to its home. In the event Management picks up the animal, a special service fee will be charged to the Tenant.
 - P. Cancellation of Pet Privileges: Should pet management become a problem in the Community, the Community Manager reserves the right to refuse admission to all further new and/or replacement pets.
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- 6) **INSURANCE:** Insurance coverage for each tenant's mobile home, contents, liability, etc. is the absolute responsibility of each tenant to maintain. The park owner's employees and/or management absolve themselves from all liability or responsibility pertaining to: injuries, loss by fire, theft, accidents, an act of god, or any other cause whatsoever to either the property or persons of any resident or guest. The resident agrees to and shall save, hold and keep harmless and indemnify the park owner from and for any and all payments, claims, and liabilities for losses or damage to property or injuries to persons occasioned wholly or in part by or resulting from any act or omissions by the resident's guests, licensees, invitees, or for any cause of reason whatsoever arising out of or by reason of the occupancy by the resident. The park owner is not responsible or liable for any personal injury to adults or children or guests using the equipment or recreational facilities in the park or that caused by negligence of its residents or others.
 - 7) **LOT ACCESS:** The management or its agent reserves the right of access onto all lots at all times for purposes of inspection, utility maintenance, repairs, etc. or to take any action to keep premises up to standard.
 - 8) **WEAPONS:** The use of firearms, sling shots, bow and arrows and air rifles is strictly prohibited in the park.
 - 9) **SOLICITING:** No soliciting, peddling or commercial enterprises allowed in the park; except Tenants may canvass and solicit as permitted under Section 723.054, Florida Statutes.
 - 10) **GARBAGE:** All garbage, trash or lawn cuttings to be placed in sealed plastic bags at curbside pick ups on Monday and Thursday mornings by 9: A.M. This service is provided to you free of charge. Please store garbage containers to rear of trailers as inconspicuous as possible. If pick-up days fall on holiday, the following day will be considered trash and garbage pick-up day. Place all garbage on West side of road.
 - 11) **PLEASE DO NOT THROW GREASE, CIGARETTE BUTTS, SANITARY NAPKINS, FRUIT** or other bulky items in toilets or down sinks. The mobile home owner is responsible for maintenance of lines from his home to sewer line. Cigarette butts and cooking grease severely hinder the proper operation of the sewer plant.

- 12) **SUB-LETTING:** No sub-letting of spaces or renting of homes is permitted without management's prior written consent and approval.
- 13) **RECREATIONAL VEHICLES:** Campers, motor homes, travel trailers or other trailers, boats, trucks, or commercial vehicles are not to be parked or stored on mobile home lots.
- 14) **IMPROVEMENTS:** Antennas and all additions or improvements to any mobile home must have the approval of the park in writing before said additions or improvements are made. Appropriate building permits must be obtained.
- 15) **SIGNS:** All "For Sale" signs must be no larger than 10" x 14 and must be placed in the front window of the mobile home. No signs may be placed on park property. Only one for sale sign will be permitted on the mobile home. The office must be notified if your mobile home is for sale. No "For Rent", "For Hire", or "Wanted" signs and no signs offering to perform any service or to sell any product shall be displayed in the park.
- 16) **SPEED LIMITS:** The speed limit is 15 M.P.H. and must be observed. Pedestrians, golf carts, bicycles have the right of way. Golf carts may be driven on streets only and may not be driven or parked in the grass.
- 17) **SHRUBS, TREES AND PLANTS:** Are the tenant's responsibility and shall be kept neat, trimmed, and watered. "Hand watering only" during reasonable daylight hours. No shrubs, fences, plants, ornamental fencing, water fountains, lawn statutes; such as deer, elves, and decorations of similar descriptions will be allowed, with the exception of shrubs being planted in an approved planter and trees approved by management. No potted plants are allowed in yards. Lots must be kept neat and trimmed. Name plates are to be kept small and not ornamental in nature, they are to be used for identification purposes only.
- 18) **OUTDOOR DRYING:** Drying of clothes is limited to the drying area only, the sight of hanging clothes will not be permitted at any time.
- 19) **MOTORCYCLES, MINI BIKES, AND MOPEDS:** Will not be permitted if excessively noise and disturbing to others.
- 20) **PARKING:** Automobiles, including golf carts, must be parked in driveways not on lawns or in the street, except for guest's cars. No vehicle, golf cart, or other may be parked in or on lawns. Repairing of motor vehicles in the park is strictly prohibited except for minor repairs such as tire changing, battery replacement, etc. No unlicensed or inoperative vehicles are permitted in the park. All unlicensed, inoperative, or any vehicles (including golf carts) parked in vacant lots or on the grass may be towed at owners expense.
- 21) **GARAGE SALES:** No garage, porch, lawn, yard or similar sales shall be conducted in the park without management's permission.
- 22) **WATER AND SEWER LINES:** The mobile home owner is responsible for the maintenance of the water and sewer lines from the ground up.
- 23) **SALES:** No mobile home may be sold if the coach is to remain in the park, until the park management has approved and determined the acceptability of the new tenant, and the new tenant has had the opportunity to study these rules and regulations. The management has a constant stream of inquiries as to mobile homes for sale, in the park and will gladly handle the sale of your mobile home, for a five per cent (5%) fee, if you so desire.
- 24) **CARPORTS:** Carport surfaces are to be kept neat and clean, oil stains are to be removed, the painting of carport surfaces will no longer be accepted.

- 25) **OUTSIDE STORAGE:** All tools, mowers, ladders, equipment, personal or similar items shall be stored in the home or in an approved shed. Storage of any kind is not allowed in any exposed area on your lot, with no exceptions.
- 26) **MOBILE HOME MAINTENANCE:** All mobile homes must be kept clean, free from mold and mildew, etc. Mobile homes must be cleaned when needed or painted if management deems it necessary.
- 27) **RECREATION AREAS:** The clubhouse, laundry, swimming pool and shuffleboard courts will be open as posted. The open time may vary to accommodate special events, parties, social functions, etc. Please check with management. All recreational facilities are used by the residents and guests at their own risk and the park owners are not responsible for accidents of any kind. All posted rules in these areas must be followed.
- 28) **STANDARDS:** All mobile homes must be properly maintained and in accordance with the standards set forth in these rules and regulations and the lease agreement. If a home is found to be in need of repair or not conforming to the rules and regulations, it will be imperative for the home and lot to be brought up to standard of the home will be evicted pursuant to Section 723.061, Florida Statutes. Management will determine if homes are up to standard and acceptable to remain in the Park.

The rules and regulations may be changed and or amended from time to time by the park owner in accordance with the laws of the state of Florida. The rules and regulations are for the protection and well being of the tenants as well as the park owner and noncompliance or violation of the rules and regulations should be put in writing, dated and signed and presented to the management. All recommendations will be considered. We will be glad to do everything possible to correct any unfair situations that may arise from time to time. Let's all work together to continue to make our park one to be proud of. **ALL FEDERAL, STATE, COUNTY, CITY, AND ANY OTHER LOCAL ORDINANCE MUST BE FOLLOWED IN ADDITION TO THE RULES AND REGULATIONS.**

I hereby acknowledge that I have read the rules and regulations of Oakridge Mobile Home Park and I hereby agree to abide by them or any other rules posted by the management as well as federal, state and local laws. It is agreed that violation terminates my tenancy.

11-1-2024

 Date

William M. ...

 Resident

 Date

X

 Resident

EXHIBIT

41

Coming soon: An improved Yahoo Mail. Less of the stuff you don't want. More control over the stuff you do. [Learn more](#)

Lisa Paquin Add keywords Advanced ▾

Compose

Messages Photos Documents

- Yahoo Mail** 1.2K
- windsorinsout... 5.7K
- windsorinmo... 5.1K
- ...
- Inbox** 1.2K
- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- ^ Less
- Views Hide
- Photos
- Documents
- Emails to myself
- Subscriptions
- Receipts
- Credits
- Travel
- Folders Hide
- + New Folder
- Bankruptcy 4
- CapitalOne 85
- Century Link 16
- eBay 31
- Family & Friends 5
- Financial 341
- HELP 27
- Home 71
- Legal 244
- Medicaid
- Medical 125
- Move 1
- ORMHP 5
- Recipes 13
- Spam 6
- Tech 26
- USAA 13
- XFinity 32

▾ All ▾ Sort ▾ Archive Move Delete Spam ...

Today

Re: Balance Due Oak Ridge MHP Yahoo Mail/Sent

- me 6:45 PM
★ Re: Shame on you
Florida RICO complaint as well ...
- me 6:30 PM
★ Re: Shame on you
Fraudulent misrepresentation, ...
- me 6:22 PM
★ Re: Shame on you
Conspiracy. Sent from Yahoo M...
- me 6:14 PM
★ Shame on you
4'111 W Cypress ST, Tampa, FL ...
- me 6:14 PM
★ Shame on you
4'111 W Cypress ST, Tampa, FL ...
- me 5:54 PM
★ Re: Balance Due Oak Ridge MHP
Liar Sent from Yahoo Mail for iP...
- Lisa Paquin 4:15 PM
★ Re: Balance Due Oak Ridge MHP
Your rent is late due to the fact ...
- me 3:57 PM
★ Re: Balance Due Oak Ridge MHP
You are committing fraud. Para...
- Lisa Paquin 3:45 PM
★ Balance Due Oak Ridge MHP
Hello Mr. Windsor, I recentl...

William Windsor Tue, Nov 11 at 3:57 PM
From: windsorf1@yahoo.com
To: Lisa Paquin

You are committing fraud. Paragraph 3 refers to RENT. Your fraudulent late fee is not RENT. I am suing you for fraud, intentional infliction of emotional distress, and other causes of action. Please provide your address for service of process.

Sent from Yahoo Mail for iPhone

On Tuesday, November 11, 2025, 3:45 PM, Lisa Paquin <lisa@ceqfl.com> wrote:

Hello Mr. Windsor,

I recently left you a message to discuss the balance on your account. I am happy to refund a \$100.00 late fee once you pay the remaining balance due of \$135.00. This balance due is for the bank insufficient funds fee of \$35.00 for your returned check and the other \$100.00 late fee. I have attached your signed Rules and Regulations document you received when you initially moved into the park. This details the rent due date and applicable fee if not paid on time. Please do not hesitate to call me with any questions. Thank you.

Best Regards,

Lisa Paquin
Oak Ridge Mobile Home Park
(813) 285-4083 Ext 191

...



lisa@
lisa@ceq

EXHIBIT

42

Re: Balance Due Oak Ridge MHP

From: Lisa Paquin (lisa@ceqfl.com)

To: windsorfl@yahoo.com

Date: Tuesday, November 11, 2025 at 04:15 PM EST

Your rent is late due to the fact you paid your account from a bank account that had insufficient funds and your bank returned this. Feel free to send any communication to the park manager. Oak Ridge Mobile Home Park 2862 Vine Lane, Sebring, FL 33870.

Best Regards,

Lisa Paquin
(813) 285-4083 Ext 191

On Tue, Nov 11, 2025 at 3:57 PM William Windsor <windsorfl@yahoo.com> wrote:

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Best Regards,

Lisa Paquin
Oak Ridge Mobile Home Park
(813) 285-4083 Ext 191

EXHIBIT

43

Shame on you

From: William Windsor (windsorfl@yahoo.com)

To: lisa@ceqfl.com; windsorfl@yahoo.com

Date: Tuesday, November 11, 2025 at 06:14 PM EST

4'111 W Cypress ST, Tampa, FL 33607.

I am suing you and CEQFL. Fraud. Scammers

William Windsor, 2725 Bolin Lane, Sebring, FL 33870

Sent from Yahoo Mail for iPhone

EXHIBIT

44

Re: Balance Due Oak Ridge MHP

From: Lisa Paquin (lisa@ceqfl.com)

To: windsorfl@yahoo.com; john.mcduffie3@gmail.com

Date: Wednesday, November 12, 2025 at 11:30 AM EST

Good Morning Mr. Windsor,

I am adding an owner representative to this email so he can assist.

Best Regards,

Lisa Paquin
(813) 285-4083 Ext 191

On Tue, Nov 11, 2025 at 5:54 PM William Windsor <windsorfl@yahoo.com> wrote:

Liar

Sent from Yahoo Mail for iPhone

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Lisa Paquin
Oak Ridge Mobile Home Park
(813) 285-4083 Ext 191

EXHIBIT

45

Re: Balance Due Oak Ridge MHP

From: John McDuffie (john.mcduffie3@gmail.com)

To: windsorfl@yahoo.com

Date: Wednesday, November 12, 2025 at 11:47 AM EST

Hi Mr. Windsor,

My name is John McDuffie, Lisa took a moment to explain the situation to me. It appears last month's rent payment check was returned for non-sufficient funds resulting in a \$35 returned check charge, you made replacement payment was after the end of the rent payment grace period so a \$100 late charge was applied, and since you had not paid those outstanding charges for last month another late charge was applied for this month. Lisa's proposal to remove this month's late charge upon your payment of last month's fees seemed reasonable, but it's obvious you are not happy with that, what would you have us do instead? Feel free to call me if you would rather, my number is (813) 294-0252. I'll wait for your reply or call.

Regards,
John McDuffie

On Wed, Nov 12, 2025 at 11:30 AM Lisa Paquin <lisa@ceqfl.com> wrote:

Good Morning Mr. Windsor,

I am adding an owner representative to this email so he can assist.

Best Regards,

Lisa Paquin
(813) 285-4083 Ext 191

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