

EXHIBIT

55

Re: Provide documentation to show latest act

From: William Windsor (windsorfl@yahoo.com)

To: manager@oakridgemhp.com

Date: Tuesday, November 18, 2025 at 01:06 PM EST

Please provide a current statement. Mr mcduffie said credits have been made

Sent from Yahoo Mail for iPhone

On Friday, November 7, 2025, 11:54 AM, Kirk West <manager@oakridgemhp.com> wrote:

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

56

statement

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Tuesday, November 18, 2025 at 01:22 PM EST

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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



windsor statement.pdf
135.3 kB

EXHIBIT

57

Re: Provide documentation to show latest act

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Tuesday, November 18, 2025 at 01:28 PM EST

Just sent you statements 2 different ways. You can also see your account and current balance online in your account as well anytime.

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 Tue, Nov 18, 2025 at 1:08 PM William Windsor <windsorfl@yahoo.com> wrote:

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Second Request

Sent from Yahoo Mail for iPhone

EXHIBIT

58

Re: Age Limit

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Wednesday, November 26, 2025 at 08:59 AM EST

We are a 55+ community. The primary resident must be age 55 or older, and the secondary resident or residents must be age 45 or older.

On Tue, Nov 25, 2025 at 5:07 PM William Windsor <windsorfl@yahoo.com> wrote:

Is there an age limit here?

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

--
Kirk West & Tammie Nessmith
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Office Phone: 863-385-1754
Email: manager@oakridgemhp.com

EXHIBIT

59

Re: Age Limit

From: William Windsor (windsorfl@yahoo.com)

To: manager@oakridgemhp.com

Cc: windsorfl@yahoo.com

Date: Friday, December 26, 2025 at 03:58 AM EST

I have interested buyers who are in their 60s, but they have a 33-year-old disabled son. Would they be acceptable as owners?

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

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EXHIBIT

60

Re: Age Limit

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Friday, December 26, 2025 at 08:55 AM EST

No, they are not.

On Fri, Dec 26, 2025 at 3:58 AM William Windsor <windsorfl@yahoo.com> wrote:

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Email: manager@oakridgemhp.com

EXHIBIT

61

Re: Age Limit

From: William Windsor (windsorfl@yahoo.com)

To: manager@oakridgemhp.com

Date: Thursday, January 22, 2026 at 02:40 AM EST

How young is the woman at 2732? Please send me the latest rules. When will my butchered tree be replaced?

Sent from Yahoo Mail for iPhone

On Saturday, December 27, 2025, 7:34 PM, William Windsor <windsorfl@yahoo.com> wrote:

How young is the woman at 2732 Bolin?

William Michael Windsor
2725 Bolin Lane
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EXHIBIT

62

Re: Age Limit

From: William Windsor (windsorfl@yahoo.com)

To: manager@oakridgemhp.com

Date: Saturday, January 24, 2026 at 05:38 AM EST

Second request

Sent from Yahoo Mail for iPhone

On Thursday, January 22, 2026, 2:40 AM, William Windsor <windsorfl@yahoo.com> wrote:

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Sent from Yahoo Mail for iPhone

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Email: manager@oakridgemhp.com

EXHIBIT

63

Re: Age Limit

From: William Windsor (windsorfl@yahoo.com)

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

Date: Sunday, January 25, 2026 at 07:49 AM EST

THIRD REQUEST

On Saturday, January 24, 2026 at 05:38:46 AM EST, William Windsor <windsorfl@yahoo.com> wrote:

Second request

Sent from Yahoo Mail for iPhone

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EXHIBIT

64

Re: Age Limit

From: William Windsor (windsorfl@yahoo.com)
To: manager@oakridgemhp.com; windsorfl@yahoo.com
Cc: cklenh2o1@gmail.com
Date: Sunday, January 25, 2026 at 01:20 PM EST

FOURTH REQUEST

I WILL SUE.

On Sunday, January 25, 2026 at 07:49:10 AM EST, William Windsor <windsorfl@yahoo.com> wrote:

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EXHIBIT

65

Re: Age Limit

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Monday, January 26, 2026 at 12:00 PM EST

I have attached a copy of our current rules & regulations.

On Sun, Jan 25, 2026 at 1:20 PM William Windsor <windsorfl@yahoo.com> wrote:

FOURTH REQUEST

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How young is the woman at 2732 Bolin?

EXHIBIT

66

Re: Age Limit

From: Kirk West (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Tuesday, January 27, 2026 at 04:04 PM EST

Yes. More than 80% are 55 or older.

Kind regards,

On Mon, Jan 26, 2026 at 12:53 PM William Windsor <windsorfl@yahoo.com> wrote:

Are 80% 55 or older?

Sent from Yahoo Mail for iPhone

On Monday, January 26, 2026, 12:00 PM, Kirk West <manager@oakridgemhp.com> wrote:

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Email: manager@oakridgemhp.com

EXHIBIT

67

Fw: Age Limit

From: William Windsor (windsorfl@yahoo.com)

To: cklenh2o1@gmail.com

Date: Tuesday, January 27, 2026 at 07:09 PM EST

----- Forwarded Message -----

From: Kirk West <manager@oakridgemhp.com>

To: William Windsor <windsorfl@yahoo.com>

Sent: Tuesday, January 27, 2026 at 04:04:13 PM EST

Subject: Re: Age Limit

Yes. More than 80% are 55 or older.

Kind regards,

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EXHIBIT

68

William M. Windsor

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

January 29, 2026

Mr. John McDuffie
Oak Ridge Mobile Home Park
Central Equities Florida - Corporate Office
4111 W Cypress St
Tampa, FL 33607

Mr. Kirk West
Oak Ridge Mobile Home Park
2862 Vine Lane
Sebring, FL 33870

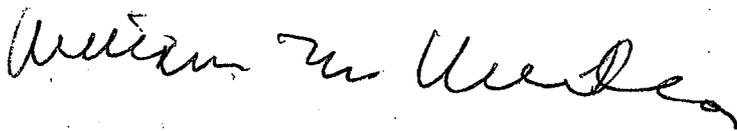
Mr. McDuffie and Mr. West:

Please credit me for the February Lot Rent Payment and all future payments until my butchered palm tree is replaced.

I have also been ignored on my requests for the age of the woman at 2732 Bolin Lane. Please credit me for the February Lot Rent Payment and all future payments until I am given this information.

I have been given false information about the Rules.

I intend to sue for fraud and misrepresentation unless you pay me \$37,999 for my home.



William M. Windsor

EXHIBIT

69

William M. Windsor

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

January 29, 2026

Mr. John McDuffie
Oak Ridge Mobile Home Park
Central Equities Florida - Corporate Office
4111 W Cypress St
Tampa, FL 33607

Mr. Kirk West
Oak Ridge Mobile Home Park
2862 Vine Lane
Sebring, FL 33870

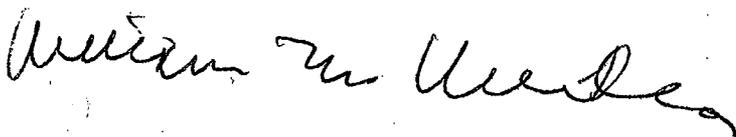
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