

# **EXHIBIT**

**70**

# Letter-to-Oak-Ridge-Mobile-Home-Park-CEQFL-2026-01-29

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From: William Windsor (windsorfl@yahoo.com)

To: manager@oakridgemhp.com; john.mcduffie3@gmail.com

Cc: windsorfl@yahoo.com

Date: Saturday, January 31, 2026 at 10:00 AM EST

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



Letter-to-Oak-Ridge-Mobile-Home-Park-CEQFL-2026-01-29.pdf  
79.8 kB

# **EXHIBIT**

**71**

## Re: Letter-to-Oak-Ridge-Mobile-Home-Park-CEQFL-2026-01-29

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

To: windsorfl@yahoo.com

Cc: manager@oakridgemhp.com

Date: Monday, February 2, 2026 at 03:00 PM EST

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Mr. Windsor,

In response to your letter:

- Several members of our executive team reviewed your palms and found no problem with the trimming.
- The home at 2732 Bolin has been vacant since early November, 2025. Although your query was specific to that home, I consider it a broader request to review Oak Ridge age demographics; therefore, I have attached a recent occupancy survey to this email.
- Please elaborate on your statement regarding false information about the rules.
- Oak Ridge has not committed any fraud or misrepresentation, we respectfully decline your invitation to purchase your home.

Regards,  
John McDuffie

On Sat, Jan 31, 2026 at 10:00 AM William Windsor <[windsorfl@yahoo.com](mailto:windsorfl@yahoo.com)> wrote:

William Michael Windsor  
2725 Bolin Lane  
Sebring, Florida 33870  
352-661-8472  
[windsorfl@yahoo.com](mailto:windsorfl@yahoo.com)



occupancy\_survey\_01272026.pdf  
141.7 kB

# **EXHIBIT**

**72**

Re: Letter-to-Oak-Ridge-Mobile-Home-Park-CEQFL-2026-01-29

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From: William Windsor (windsorfl@yahoo.com)

To: john.mcduffie3@gmail.com

Cc: manager@oakridgemhp.com; windsorfl@yahoo.com; cklenh2o1@gmail.com

Date: Wednesday, February 4, 2026 at 02:38 PM EST

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I was undergoing a medical procedure in Orlando all day yesterday. Sorry for the delay in responding.

Who are the members of the "Executive Team?" I want to name them in the lawsuit. Attached are photos of the badly butchered tree. Let me remind you that the butchering was done without authorization from me. You had no legal right to damage my trees.

How old was the young woman in 2732?

FALSE INFORMATION ON THE RULES included claims that the Park owned the trees and had the right to trim them, that residents must be at least 55, that the Lot Rent does not pay for the people doing work on your houses, and more.

You told me in mid-November that you would respond on the butchered trees, but you failed to do so for going on four months.

You have committed fraud and misrepresentation.

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 as well.

I have been given false information about the Rules.

William Michael Windsor  
2725 Bolin Lane  
Sebring, Florida 33870  
352-661-8472  
[windsorfl@yahoo.com](mailto:windsorfl@yahoo.com)

On Friday, December 26, 2025 at 08:55:38 AM EST, Kirk West <[manager@oakridgemhp.com](mailto:manager@oakridgemhp.com)> wrote:

No, they are not.

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

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](mailto:windsorfl@yahoo.com)

On Wednesday, November 26, 2025 at 08:59:56 AM EST, Kirk West <[manager@oakridgemhp.com](mailto:manager@oakridgemhp.com)> wrote:

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](mailto: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](mailto: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](mailto:manager@oakridgemhp.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](mailto:manager@oakridgemhp.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](mailto:manager@oakridgemhp.com)



2023 rules revision.pdf  
663.1 kB

# **EXHIBIT**

**73**

## IMPORTANT - Past Due Rent Balance

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

To: windsorfl@yahoo.com

Date: Thursday, February 5, 2026 at 05:04 AM EST

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Dear William Windsor:

**There is an outstanding balance of \$885.00 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 \$890.50 was received on 1/1/2026. 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**

**74**

## New Statement Available

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From: donotreply@rentmanager.com

To: windsorfl@yahoo.com

Date: Saturday, February 7, 2026 at 10:04 AM EST

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Dear William,

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



William Windsor\_2602071004.pdf  
6.8 kB

# **EXHIBIT**

**75**

## Windsor vs. West, McDuffie, Oak Ridge Mobile Home Park, CEQFL

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From: William Windsor (windsorfl@yahoo.com)

To: donotreply@rentmanager.com; manager@oakridgemhp.com; john.mcduffie3@gmail.com

Cc: windsorfl@yahoo.com

Date: Monday, February 9, 2026 at 09:49 AM EST

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Please provide the names and contact information for your attorneys. I am finalizing my lawsuit against you for fraud, misrepresentation, harassment, elder abuse.

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

On Saturday, February 7, 2026 at 10:04:18 AM EST, donotreply@rentmanager.com <donotreply@rentmanager.com> wrote:

Dear William,

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



William Windsor\_2602071004.pdf  
6.8 kB

# **EXHIBIT**

**76**

Re: Windsor vs. West, McDuffie, Oak Ridge Mobile Home Park, CEQFL

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From: William Windsor (windsorfl@yahoo.com)

To: donotreply@rentmanager.com; manager@oakridgemhp.com; john.mcduffie3@gmail.com

Cc: windsorfl@yahoo.com

Date: Tuesday, February 10, 2026 at 06:22 PM EST

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I'm going for treble damages

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

On Monday, February 9, 2026 at 09:49:10 AM EST, William Windsor <windsorfl@yahoo.com> wrote:

Please provide the names and contact information for your attorneys. I am finalizing my lawsuit against you for fraud, misrepresentation, harassment, elder abuse.

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

On Saturday, February 7, 2026 at 10:04:18 AM EST, donotreply@rentmanager.com <donotreply@rentmanager.com> wrote:

Dear William,

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

# **EXHIBIT**

**77**

Re: Windsor vs. West, McDuffie, Oak Ridge Mobile Home Park, CEQFL

---

From: William Windsor (windsorfl@yahoo.com)

To: donotreply@rentmanager.com; manager@oakridgemhp.com; john.mcduffie3@gmail.com

Cc: windsorfl@yahoo.com

Date: Wednesday, February 11, 2026 at 05:10 PM EST

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I am filing a RICO Complaint against all of you.

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

On Tuesday, February 10, 2026 at 06:22:29 PM EST, William Windsor <windsorfl@yahoo.com> wrote:

I'm going for treble damages

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

On Monday, February 9, 2026 at 09:49:10 AM EST, William Windsor <windsorfl@yahoo.com> wrote:

Please provide the names and contact information for your attorneys. I am finalizing my lawsuit against you for fraud, misrepresentation, harassment, elder abuse.

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

On Saturday, February 7, 2026 at 10:04:18 AM EST, donotreply@rentmanager.com <donotreply@rentmanager.com> wrote:

Dear William,

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

# **EXHIBIT**

**78**

GAZONER MOBILE HOME PARTS  
2845 28th Ln  
Sebring, FL 33876

William Winder  
2825 28th Ln  
Sebring, FL 33876

# **EXHIBIT**

**79**

OAKRIDGE MOBILE HOME PARK  
2862 VINE LANE  
SEBRING, FL 33870

William Windsor  
2725 Balm Ln.  
Sebring, FL 33870

# **EXHIBIT**

**80**

Oak Ridge Mobile Home Park  
2862 Vine Lane  
Sebring, FL 33870

William Windsor  
And Unknown Party or Parties in Possession  
2725 Bolin Lane  
Sebring, FL 33870

### FIVE DAY DEMAND FOR PAYMENT OF RENTAL AMOUNT

2/11/2026

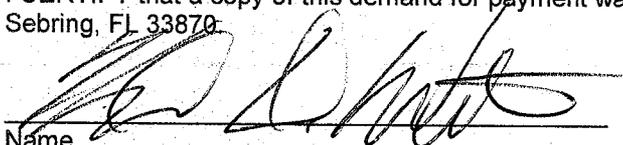
You are notified that you are in default in the payment of the lot rental amount for your manufactured home lot. The rental amount is payable to the Landlord at the rate of **\$885.00** per month, due on the first day of each month. Further, pursuant to Florida Statutes Chapter 723 et seq., and the Rules and Regulations of this park, you are also required to pay late charges for your failure to pay the base rent timely. Once incurred, such charges become part of the lot rental amount, as that term is defined by Florida Statutes.

**You have failed to pay rent in the amount of \$885.00. You are required to pay, as part of the lot rental amount, late charges in the amount of \$100.00. The total amount currently due as of the date of this demand is \$985.00, payable to the address above.**

DEMAND IS HEREBY MADE that you pay the total rent amount now due or deliver possession of the premises within five (5) days from the date of delivery of this notice (allowing five (5) days from the postmark date excluding Saturday, Sunday and legal holidays). If the total rental amount now due is not paid **on or before 2/18/2026** your rental agreement is terminated and you must immediately vacate the premises.

If you do not pay the total rent amount now due and refuse to vacate the premises within five (5) days from the delivery of this notice, (excluding Saturday, Sunday and legal holidays), an action for eviction pursuant to Florida Statute 723.061 will be commenced against you. If such action is commenced for eviction, you may also be held liable for court costs and reasonable attorneys' fees incurred by Oak Ridge Mobile Home Park. If you have any questions concerning this notice, please contact the office at (863) 385-1754. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

I CERTIFY that a copy of this demand for payment was hand delivered on 2/11/2026 to 2725 Bolin Lane Sebring, FL 33870.

Name \_\_\_\_\_  


Customer	Account	Property	Unit	Move In	Move out
William Windsor	20326	Oak Ridge Mobile Home Park	2725B	10/17/2024	

### Open Receivables as-of 2/11/2026

Date	Description	Original	Paid	Due
2/1/2026	Rent Charge	\$885.00	\$0.00	\$885.00
2/6/2026	Late Charge	\$100.00	\$0.00	\$100.00
				\$985.00

## Transaction Listing as-of 2/11/2026

Date	Description	Comment	Amount	Balance
02/11/25	Previous Balance			\$0.00
02/28/25	Payment Received	Paid By: windsorfl@yahoo.com.	(\$839.00)	(\$839.00)
03/01/25	Rent Charge		\$839.00	\$0.00
03/29/25	Payment Received	Paid By: windsorfl@yahoo.com.	(\$839.00)	(\$839.00)
04/01/25	Rent Charge		\$839.00	\$0.00
04/29/25	Payment Received	Paid By: windsorfl@yahoo.com.	(\$839.00)	(\$839.00)
05/01/25	Rent Charge		\$839.00	\$0.00
05/29/25	Payment Received	Paid By: windsorfl@yahoo.com.	(\$839.00)	(\$839.00)
06/01/25	Rent Charge		\$839.00	\$0.00
06/29/25	Payment Received	Paid By: windsorfl@yahoo.com.	(\$839.00)	(\$839.00)
07/01/25	Rent Charge		\$839.00	\$0.00
07/29/25	Payment Received	Paid By: windsorfl@yahoo.com.	(\$839.00)	(\$839.00)
08/01/25	Rent Charge		\$839.00	\$0.00
08/29/25	Payment Received	Paid By: windsorfl@yahoo.com.	(\$839.00)	(\$839.00)
09/01/25	Rent Charge		\$839.00	\$0.00
09/29/25	Payment Received	[NSF] Paid By: windsorfl@yahoo.c	(\$839.00)	(\$839.00)
10/01/25	Rent Charge		\$839.00	\$0.00
10/02/25	NSF Adjustment	NSF (9/29/25) R01 - Insufficient	\$839.00	\$839.00
10/02/25	Non-Sufficient Funds Fee	(9/29/2025)	\$35.00	\$874.00
10/06/25	Late Charge		\$100.00	\$974.00
10/07/25	Payment Received	Paid By: William Windsor (windso	(\$839.00)	\$135.00
11/01/25	Rent Charge		\$839.00	\$974.00
11/03/25	ePay Convenience Fee		\$5.50	\$979.50
11/03/25	Payment Received	Paid By: William Windsor (windso	(\$844.50)	\$135.00
11/17/25	Late Charge	One Time Courtesy Reversal of Oc	(\$100.00)	\$35.00
11/17/25	Non-Sufficient Funds Fee	One Time Courtesy Reversal of NS	(\$35.00)	\$0.00
12/01/25	Rent Charge		\$839.00	\$839.00
12/02/25	ePay Convenience Fee		\$5.50	\$844.50
12/02/25	Payment Received	Paid By: William Windsor (windso	(\$844.50)	\$0.00
01/01/26	Rent Charge		\$885.00	\$885.00
01/01/26	ePay Convenience Fee		\$5.50	\$890.50
01/01/26	Payment Received	Paid By: William Windsor (windso	(\$890.50)	\$0.00
02/01/26	Rent Charge		\$885.00	\$885.00
02/06/26	Late Charge		\$100.00	\$985.00