

December 5, 2025

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Ken Walsh

Louis Frantz Joachim  
Dover International Company, Inc.  
1307 S. International Parkway, Suite 1091  
Lake Mary, Florida 32746

Dear Mr. Joachim,

On April 23, 2019, Seminole County entered into a lease agreement with A & Z Venture, LLC titled "*Reflections of Hidden Lake Environmental Services Department Lease*". The Lease Agreement was for a five (5) year term and has been extended until April 30, 2027. It has enabled Seminole County's Environmental Services Department to utilize the building known as Reflections of Hidden Lake, located at 500 West Lake Mary Boulevard, Sanford, Florida 32773, as office space for County-related business. This Notice is being sent to you, as the Resident Agent for A & Z Ventures, LLC, in accordance with Section 21 of the Lease Agreement.

As you know from past conversations with the County's staff, the County's leasing coordinator has received complaints from individuals who work inside the subject location. The complaints have been about the presence of unknown smells, mildew and/or mold. They commenced in early August of 2025 and have persisted until the date of this correspondence without adequate testing or remediation. The County is aware that you had a company called Monument Commercial Building Inspections, LLC inspect the subject location but, due to a dispute between Dover International Company, Inc., and Monument Commercial Building Inspections, no Report was issued.

Pursuant to Section 4 of the Lease Agreement, the Landlord is responsible for maintenance and repairs to both the exterior and the interior of the building. It is the County's position that Section 4 of the Lease Agreement requires the Landlord to remove any hazards, whether they are hidden or obvious, that might be present in the building. The hazards for which the County is seeking recourse include, but may not be limited to, the suspected presence of mildew and mold.

The purpose of this correspondence is to respectfully request the Landlord provide the County with the Report that was previously completed at the subject location for review. Please provide such Report to the County's leasing coordinator by December 15, 2025. If the Report indicates a hazard or a condition requiring remediation, the County expects the Landlord to promptly take whatever actions are necessary to address the hazard or condition consistent with its obligations under the Lease Agreement.

In lieu of providing the County a copy of the Report, the County requests that Landlord retain a firm employing a licensed Industrial Hygienist or a licensed mold inspector to perform a comprehensive indoor environmental assessment. The assessment shall include visual inspection,

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moisture investigation, and air quality and microbial testing to determine whether mold growth or other indoor environmental contaminants are present. If mold or other indoor environmental contaminants are determined to be present, a licensed environmental remediation firm must be hired to perform the corrective remediation actions outlined by the licensed Industrial Hygienist or the licensed mold inspector performing the comprehensive indoor environmental assessment, by the date of January 15, 2026. In addition, the County requests that Landlord retain a licensed HVAC mechanical contractor to perform a comprehensive assessment of the HVAC systems to evaluate performance, airflow, and overall system functionality. The County respectfully requests any reports that are generated per the assessment.

The County appreciates your attention to this matter and looks forward to resolving this issue. If you have any questions or concerns, please do not hesitate to contact me to further discuss.

Regards,

/s/ Andrew Lanius

Andrew Frank Lanius

CC: Charles C. Hart II, Esq.