
From: Lanius, Andrew

Sent: Thursday, February 19, 2026 11:08 AM

To: charleshartlaw@gmail.com

Cc: Koontz, Stephen <skoontz@seminolecountyfl.gov>; Arcand, Stacy <sarcand@seminolecountyfl.gov>

Subject: RE: Reflections at Hidden Lake mold remediation

Dear Mr. Hart,

Pursuant to our last conversation, I wanted to inform you that several members of Seminole County's management team have reviewed the 'Mold Testing & Antimicrobial Mitigation Summary' and the 'Air Analytical Report' which your client provided to the County on Tuesday (2/10/2026). The management team, which includes several individuals well versed in mold remediation, have presented serious concerns that what was completed is insufficient and inadequate, especially in lieu of the County's test provided to your client on 1/28/2026.

The first of such concerns is that the Florida DBPR website indicates license numbers MRSR4953 and MRSA4896, which are included on the NanoGuardCP, LLC "Mold Testing & Antimicrobial Mitigation Summary", are held by Max T. Jensen. There is no mention of Mr. Jensen on the NanoGuardCP, LLC document. Can you please confirm that Mr. Jensen was the individual who completed the work or, alternatively, please explain Mr. Jensen's role in the work that was completed.

A further concern held by the County management is that the "Air Analytical Report" indicates 5 samples were taken at Reflections for analysis. Samples 1 and 2 are labeled as "Baseline" and "Kitchen", respectively, but samples 3-5 are listed only as "Area 1", "Area 2" and "Area 3". Please provide the County with the specific locations where these samples were taken. Please note, the Air Sample Test the County provided to your client, done by EMSL Analytical, Inc., included air samples from the following locations at Reflections:

- A1: Ext S. Parking
- A2: Men's RR
- A3: Breakroom
- A4: Billing Office
- A5: Front Lobby
- A6: N. Engineering
- A7: S. Engineering
- A8: Conference Room
- A9: Deputy Director's Office
- A10: Director's Office
- A11: Accounting Office
- A12: File Room
- A13: W. Ext. Parking

The Tape Test the County had completed also included samples from the following locations at Reflections:

- T1: E. Exit Door Frame
- T2: Breakroom Behind Cone
- T3: Billing Drywall
- T4: Billing Poster
- T5: Accounting Drywall
- T6: CS Return Vent
- T7: Engineering Ct.
- T8: Int Wall Cavity Men's RR

T9: Water Heater Drain Pan

T10: Upper Wall Men's RR

The Air Sample Test and Tape Test the County had performed found problematic values in several areas of Reflections. The Air Sample Test your client had performed is inadequate because it was not completed in the same areas of Reflections. Your client also failed to have any Tape Test completed despite the County having done so and providing a report indicating problematic values.

It is my position that all areas which were found to be problematic by the County's Air Sample Test and Tape Test need to be retested by your client in the same manner as the County's test to ensure the safety of Reflections prior to the return of the County's employees. Until it is adequately shown that the facility is safe for the County's employees, they will not be sent back to Reflections. To avoid any further miscommunication, the County management has asked that I request a one-hour meeting with you and your client so all parties could have the opportunity to further discuss this matter. I believe a meeting would help resolve this matter more efficiently and, therefore, please see the below times/dates for a one-hour meeting at the County Services Building:

February 26, 2026 at 4PM-5PM

February 27, 2026 at 9AM-10AM OR 10AM-11AM

March 2, 2026 at 9AM -10AM OR 10AM-11AM

The County looks forward to the resolution of this matter. If you have any questions or concerns, please feel free to contact me to further discuss.

Truly Yours,
Andrew Frank Lanius



Andrew F. Lanius

Assistant County Attorney
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From: Louis Joachim <LJoachim@doverintl.com>

Sent: Tuesday, February 10, 2026 12:07 PM

To: Lanius, Andrew <alanius@seminolecountyfl.gov>

Cc: charleshartlaw@gmail.com; Koontz, Stephen <skoontz@seminolecountyfl.gov>; Arcand, Stacy <sarcand@seminolecountyfl.gov>

Subject: RE: Reflections at Hidden Lake mold remediation

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Dear Mr. Lanius,

Thank you for the email. Nanoguard has issued a the attached Air Analytical Report with their findings. Additionally, I have attached receipts for Mold Treatment and Commercial Duct Cleaning.

The County is free to return to the lease space.

Please include my attorney Charles Hart, Esq. on any future correspondence. Please feel free to call or write if you have any questions. I look forward to resuming our mutually advantageous business relationship.

Regards,

Louis F. Joachim
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From: Lanius, Andrew <alanius@seminolecountyfl.gov>
Sent: Tuesday, February 10, 2026 8:15 AM
To: Louis Joachim <LJoachim@doverintl.com>
Cc: charleshartlaw@gmail.com; Koontz, Stephen <skoontz@seminolecountyfl.gov>; Arcand, Stacy <sarcand@seminolecountyfl.gov>
Subject: Reflections at Hidden Lake mold remediation

Dear Mr. Joachim,

I have been informed by County staff that mold remediation efforts have commenced at Reflections at Hidden Lake. Pursuant to my previous correspondence to you, dated January 28, 2026, please provide the anticipated work schedule/plan, and the name of the company doing the remediation work, to me. Currently, the County's lack of information has made it increasingly difficult to protect County owned property which includes, but is not limited to, IT equipment. Also, the County needs to know when the building will be cleared as safe for employees to return to work.

In addition to the above, I strongly believe that it would be prudent to have a meeting so the parties can discuss several matters. Please see the below dates and times and let me know if you are available.

Thursday, February 12 1PM-2PM
Thursday, February 12, 2PM-3PM
Friday, February 13, 9AM-10AM
Friday, February 13, 2PM-3PM

I look forward to your timely response.

Truly Yours,
Andrew Frank Lanius



Andrew F. Lanius

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