

January 28, 2026

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

**Re: Reflections of Hidden Lake Environmental Services Department
Lease**

Dear Mr. Joachim,

This letter follows my previous correspondence dated December 5, 2025 addressed to you as the Registered Agent for A & Z Ventures, LLC pertaining to the April 23, 2019 “*Reflections of Hidden Lake Environmental Services Department Lease*” between Seminole County, as Tenant, and A & Z Ventures, as Landlord. In that letter, I informed you of complaints the County received from County employees working at Reflections of Hidden Lake (hereinafter “Reflections”) regarding the suspected presence of mold at such facility. The letter requested Landlord to immediately address and remediate the situation pursuant to the Landlord’s maintenance responsibilities under Section 4 of the Lease. On December 23, 2025, I received your written and undated response stating, in part, “*there was never any apparent of mold indication*” and “*The county is free to hire anyone to inspect, and if there is any mold, we will take the necessary steps to remediate.*”

Due to Landlord’s refusal to sufficiently maintain Reflections and the inherent danger and health consequences that mold can cause, the County engaged Terracon Consultants, Inc. to inspect the facility. The County received an initial report from Terracon, attached for your review. As you will see, Terracon’s subcontractor, EMSL Analytical, Inc., found significant mold growth, as well as other particulates, throughout Reflections. Despite your prior assertions that you inspected the facility and knew there was no mold, the initial report clearly demonstrates otherwise.

Given the findings in the initial report, and Landlord’s obligation under the Lease to maintain Reflections, Landlord must immediately remediate the mold growth and address the other particulates throughout the facility. The County is working to limit employee access in those areas within Reflections evidencing hazardous conditions. Unfortunately, the inability to use several areas of Reflections will place a significant strain on County operations; therefore, remediation should be completed within ten (10) calendar days from the date of this correspondence. In addition, please provide the County with the name of

the company that will perform the remediation and the anticipated schedule for same, as the work will likely cause further disruption to the day-to-day operations of the County. Once remediation is complete, Landlord shall ensure that Reflections is re-inspected to ensure the hazardous conditions have been eliminated. Landlord shall provide the County with written confirmation from the remediation company evidencing that the current hazardous conditions have been successfully remediated to acceptable levels.

Alternatively, the County is willing to use its own contractor to remediate the mold and particulate growth and to reinspect Reflections. If Landlord is amenable to this option, the County will reduce its future rental payments due under the Lease in an amount equal to the cost of the work, plus any related costs reasonably necessary to complete remediation and reinspection of Reflections. The County will provide supporting invoices and other documentation to Landlord upon completion of the work. All future maintenance and repairs to Reflections shall continue to be the responsibility of the Landlord and the County's current offer to conduct its own remediation in this instance does not create any continuing obligation on the part of the County to conduct maintenance or repairs in the future.

Finally, please find enclosed Terracon's Proposal estimating that its inspection of Reflections would cost the taxpayers of Seminole County \$5,950.00. Given Landlord's maintenance responsibilities under the Lease, the County expects Landlord to reimburse the County for this work or to offset the cost of the work against the County's rent. Upon receipt of an invoice from Terracon, the County will forward same to your attention. Failure of Landlord to reimburse the County for the actual costs of the inspection or to offset the costs against rent will be considered a material breach of the Lease and may result in the County taking any and all available legal measures to recoup its costs and enforce the Lease.

If Landlord is agreeable to the County using its own contractor to remediate Reflections and reduce future rent payments as set forth above, please sign below and return to my office within 10 days from the date of this correspondence. Otherwise, the County anticipates that Landlord will fulfill its maintenance obligation and provide remediation as previously addressed herein.

The County appreciates your attention to this significant matter and looks forward to a prompt resolution of this issue. Please do not hesitate to contact me to further discuss.

Regards,

/s/ Andrew Lanius

Andrew Frank Lanius
Assistant County Attorney

Louis Frantz Joachim

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Enclosures

CC: Charles C. Hart II, Esq.

ACCEPTED

Date

Louis Frantz Joachim

President of Dover International Company, Inc. as agent for

A & Z Ventures, LLC