

**Persson & Cohen, P.A.**  
Attorneys and Counselors At Law

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Reply to: *Sarasota*

September 20, 2013

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED  
AND REGULAR U.S. MAIL

Mr. Burton W. Wiand  
3000 Bayport Drive, Suite 600  
Tampa, Florida 33607

RE: LaBellasara Condominium Association, Inc. – Unit 703  
Securities and Exchange Commission v. Arthur Nadel, et al.  
Case No.: 8:09-cv-87-T-26TBM

Dear Mr. Wiand:

Please be advised that this firm represents the interests of LaBellasara Condominium Association, Inc., (hereinafter referred to as the "Association") regarding a dispute which has arisen concerning your failure to remit amounts due the Association.

Pursuant to the Declaration of Condominium, and related governing documents, each unit owner is responsible for their pro rata share of the Association assessments. You have failed to remit payment due. To date, including interest and fees, you owe the Association the sum of \$77,233.78, plus attorney fees of \$7,730.83 (incurred to date in collection of the past due amounts), for a total amount due of **\$84,964.61**.

We hereby demand you remit payment in full, in cleared funds made payable to: Persson & Cohen, P.A. no later than thirty (30) days from your receipt of this correspondence, to wit: **October 25, 2013**. If you fail to remit payment for all sums due within the aforementioned timeframe, the remaining assessments for the budget year may be accelerated to maturity, and the Association may file a claim of lien and potentially pursue foreclosure.

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**Sarasota**  
1820 Ringling Blvd.  
Sarasota, Florida 34236

**Venice**  
217 Nassau Street S.  
Venice, Florida 34285

**EXHIBIT 3**

NOTICE: The undersigned attorney is attempting to collect a debt owed to the Association and any information obtained will be used for that purpose.

Unless you, within thirty (30) days after your receipt of this letter, dispute the validity of the aforesaid debt (or any portion thereof) owing to the Association, the undersigned attorney shall assume the debt is valid. If you notify the undersigned in writing within the said thirty (30) day period that the debt, or any portion thereof, is disputed, the undersigned attorney shall obtain written verification of the said debt from the Association and mail same to you. (We will suspend our collection efforts until we have provided this information to you.) Upon your written request within this thirty (30) day period, we will provide you with the name and address of the original creditor, if different from the current creditor. (We will suspend our collection efforts until we have provided this information to you.)

PLEASE GOVERN YOURSELF ACCORDINGLY.

Sincerely,

Andrew H. Cohen

AHC/dgb

cc: Chad M. McClenathen, Esq.  
Progressive Community Management, Inc.  
Mr. Burton W. Wiand (via Certified and regular mail)  
464 Golden Gate Pt. #703  
Sarasota, Florida 34236