

LAW OFFICES  
OF  
**Bacon, Bacon & Furlong, P.A.**  
A Professional Association

2959 FIRST AVENUE NORTH  
ST. PETERSBURG, FLORIDA 33713

ADRIAN S. BACON (1924-2001)  
DAVID A. BACON  
CHRISTOPHER S. FURLONG

TELEPHONE: 727-327-3935  
DBACON@BACONANDBACON.COM  
CHRIS@BACONANDBACON.COM

July 1, 2025

**VIA EMAIL ONLY**

Starkey Ranch Master Property Owner's Association, Inc.  
c/o Steven H. Mezer, Esquire  
1511 N. Westshore Blvd., Suite 1000  
Tampa, FL 33007  
[smezer@beckerlawyers.com](mailto:smezer@beckerlawyers.com)  
[jmurphy@beckerlawyers.com](mailto:jmurphy@beckerlawyers.com)  
[gthomas@beckerlawyers.com](mailto:gthomas@beckerlawyers.com)  
[courtmail@beckerlawyers.com](mailto:courtmail@beckerlawyers.com)

**IN RE: GOOD FAITH ATTEMPT TO RESOLVE DISCOVERY ISSUE**  
**Adam T. Black, et al. v. Starkey Ranch Master Property Owner's Association, Inc.**  
**Pasco County, Florida, Case No. 2024CA001411CAAXWS**

Dear Mr. Mezer:

As you are aware, our office is legal counsel for Petitioners, Adam T. Black and Brittany N. Black (collectively, "**Petitioner**") in the above referenced case (the "**Case**"). On May 19, 2025, Plaintiff served upon your client, Starkey Ranch Master Property Owner's Association, Inc. ("**Respondent**"), Petitioner's First Interrogatories (the "**Interrogatories**"). It is Petitioner's belief that Respondent's responses to Interrogatories #2 and #6 are deficient (the "**Discovery Issue**") for the following reasons:

**As to Interrogatory #2:** Petitioner requested "As to each Request for Admission that Respondent denied, state with specificity the factual grounds for each such denial and identify each item of tangible evidence supporting those grounds."

Responding thereto Respondent stated "RFA #2 Denied as the statement is untrue. The ARC committee has denied other insulated roof requests that extended beyond the 6ft. requirement." However, Respondent failed to identify each item of tangible evidence supporting the denial. Further, despite Petitioner's prior Request for Production #5 which sought "Any and all documents, records, plans, applications, notes, reports, logs, memoranda and communications, including photos and videos, between Defendant and any Starkey Ranch owner(s), other than Plaintiff, from January 1, 2020 to present, which allege an exterior modification violation pertaining or relating to composite roofs and/or insulated aluminum roof panels", Respondent has failed to produce any documentary evidence substantiating its claim that the ARC committee has denied other insulated roof requests that extended beyond the 6ft. requirement.

Respondent's response to Interrogatory #2 is also in direct opposition to Respondent's response to Interrogatory #5, which requested that Respondent "State with particularity the name and address of each and every property owner against whom the Association, since its turnover from the developer, served a 'Deed Restriction/Out-of-Compliance Notification', 'Notice of Violation' or similar notice pertaining to a violation of Article 9, Section 9.3, of the Declaration, in relation to an exterior modification involving insulated roof panels." Responding to Interrogatory #5, Respondent confirmed that "no additional violation letters were served outside the Notice served upon Petitioners".

Please confirm whether the following statements are correct:

1. The ARC committee, beyond its denial of Petitioner's modification request, has denied other insulated roof requests that extended beyond the 6ft. requirement.
  - a. If the statement is correct, please identify each item of tangible evidence supporting the same.
2. No additional violation letters were served outside the Notice served upon Petitioners.
  - a. If not correct, please provide copies of any and all such violation letters.

**As to Interrogatory #6:** Petitioner requested that Respondent "State with particularity the name and address of each and every property owner against whom the Association, since its turnover from the developer, sought to enforce Article 9, Section 9.3, of the Declaration, in relation to an exterior modification involving insulated roof panels." In response, Respondent objected suggesting that "This request is vague, overbroad, unduly burdensome, and disproportionate." Nevertheless, Respondent went on to note that "Subject to and without waiving the foregoing objections, Respondent requests that Petitioners submit a records inspection request to review the unapproved insulated roof applications as the volume of such documents is large."

Here again, the response is contradictory. Petitioner, by way of Request for Production #4, sought "Any and all documents, records, plans, applications, notes, reports, logs, memoranda and communications, including photos and videos, between Defendant and any Starkey Ranch owner(s), other than Plaintiff, from January 1, 2020 to present, which pertain or relate to a request for architectural review of a proposed or existing exterior modification relating to composite roofs and/or insulated aluminum roof panels." Respondent failed to produce any documents responsive to the request.

Shocked that Respondent failed to produce any such documents, Petitioner served upon Respondent a Request for Admissions whereby Petitioner, pursuant to RFA #1, requested that Respondent "Admit that Defendant failed to produce any documents responsive to the request for copies of any and all documents, records, plans, applications, notes, reports, logs, memoranda and communications, including photos and videos, between Defendant and any Starkey Ranch homeowner(s), other than Plaintiff, from January 1, 2020 to present, which pertain or relate to a request for architectural review of a proposed or existing exterior modification relating to composite roofs and/or insulated aluminum roof panels (Request 4 of Plaintiff's Request for Production to Defendant)." Respondent denied the Request for Admission and confirmed that "All documents in Defendant's possession and control have been produced under bates range ASSOCIATION\_001-061."

July 1, 2025

Page 3

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The conflicting answers beg the following question:

If the volume of unapproved insulated roof applications is so voluminous that Respondent is requesting Petitioner submit a records inspection request, why did Respondent fail to produce such records in response to Petitioner's Request for Production of the same records?

Please confirm whether the Association knows the "name and address of each and every property owner against whom the Association, since its turnover from the developer, sought to enforce Article 9, Section 9.3, of the Declaration, in relation to an exterior modification involving insulated roof panels." If confirmed, provide the same. Please also confirm whether the Association has in its possession, custody or control, documents responsive to Request for Production #4. If it does, produce the same.

Please accept this correspondence as Petitioner's good faith attempt to resolve the Discovery Issue. Should Respondent fail to provide a response to the foregoing requests, within seven (7) calendar days of this Good Faith Discovery Letter, this firm will be compelled to file a Motion to Compel and seek recovery of all fees and costs incurred in taking such action.

Sincerely,  
BACON, BACON & FURLONG, P.A.

  
Christopher S. Furlong, Esquire

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DOCUMENT