

853  
an

LAW OFFICES

**KANETSKY, MOORE & DEBOER, P.A.**

227 NOKOMIS AVENUE S.  
VENICE, FLORIDA 34285

RECEIVED

MAY 13 8 40 AM '95

P.O. BOX 1767  
VENICE, FLORIDA 34284-1767  
TELEPHONE: 813/485-1571  
TELECOPY: 813/484-7226

PLEASE REPLY TO:

- VENICE OFFICE
- LONGBOAT KEY OFFICE

ADMINISTRATION  
MAIL ROOM

LONGBOAT KEY OFFICE  
544 BAY ISLES ROAD  
LONGBOAT KEY, FLORIDA 34228  
TELEPHONE: 813/363-9527  
TELECOPY: 813/363-2286

May 10, 1995

MURRAY KANETSKY  
ROBERT L. MOORE\*  
ROBERT J. DEBOER\*  
ERIK R. LIEBERMAN†  
ROBERT E. TURFFS\*\*  
SHARON S. VANDER WULP  
ROBERT N. HARRISON  
DAVID G. BOWMAN, JR.  
SNOWDEN S. MOWRY

\*BOARD CERTIFIED REAL ESTATE  
\*\*BOARD CERTIFIED CIVIL TRIAL  
†ALSO ADMITTED IN PENNSYLVANIA

Mr. Scott Edmonds  
Director of Records and Reporting  
101 East Gains Street  
Tallahassee, FL 32399-0850

Re: Docket No. 941044-WS  
Landings on Lemon Bay  
Our File No. 3976.00

Dear Mr. Edmonds:

Please find enclosed a copy of a Deed from David A. Dunkin, receiver for Wyndward Pines, a Florida Corporation who was the Developer of the Landings on Lemon Bay, a Condominium, to Robert E. Abernathy and Martha A. Abernathy, husband and wife, for Unit 103, Building C, Landings on Lemon Bay, a Condominium. The deed was recorded in Official Records Book 953, page 998, Public Records of Charlotte County, Florida.

We are also enclosing an Affidavit from Mr. Cottingham, President of the Landings on Lemon Bay Property Owners Association, Inc., indicating that the turnover of the Association took place in 1988 from developer control to unit owner other than developer control.

If we can be of any further assistance in this matter, please contact our office.

- ACK          contact our office.
- AFA
- APP
- CAF
- CMU
- CTR
- EAG
- LEG          / Enclosures
- LIN
- OPC
- RCH
- SEC          /
- MAS          /
- DTH

Very truly yours,

*Robert L. Moore*  
Robert L. Moore

DOCUMENT NUMBER-DATE

04868 MAY 1995

FPSC-RECORDS/REPORTING

**AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared WILLIAM COTTINGHAM, who is sworn and says that he is over the age of majority, is competent to testify and has personal knowledge of the following:

1. The undersigned is the President of The Landings on the Lemon Bay Property Owners Association, Inc.

2. The Landings on Lemon Bay Property Owners Association, Inc., is a managing Association for the Landings on Lemon Bay, a Condominium.

3. That pursuant to Section 718.301, F.S., control of the Association was turned over from developer to unit owners other than developer on November 22, 1988.

FURTHER AFFIANT SAYETH NAUGHT.

William Cottingham  
WILLIAM COTTINGHAM

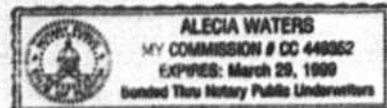
The foregoing instrument was acknowledged before me this 1<sup>th</sup> day of May, 1995, by William Cottingham, who is personally known to me or who has produced a driver's license as identification. FL DL# C352-922-33-441-0

Alecia Waters  
Notary Public ALECIA WATERS  
ALECIA WATERS  
Printed Name of Notary

My Commission Expires:

Commission # \_\_\_\_\_

RLM/car/Affidavit



DOCUMENT NUMBER-DATE

04868 MAY 19 95

FPSC-RECORDS/REPORTING