



1920 E. Hallandale Beach
Boulevard Suite 702
Hallandale, FL 33009
Office: (954) 900-8885
Fax: (954) 900-8886

March 17th, 2025

[Redacted]
Direct Dial: (954) 900-8885
[Redacted]

VIA CERTIFIED MAIL & E-MAIL

Jill Lankler
2301 Collins Avenue #1103
Miami Beach, FL 33139

[Redacted]
[Redacted]
[Redacted]

Jill Lankler [Redacted]

Re: Cease and Desist – Harassment of Board, Management, and Legal Tenants at Roney Palace

Dear Ms. Lankler,

* Those suing
The association

This firm represents the Roney Palace Condominium Association, Inc. ("Association"), in regard to harassment and nuisance directed at the Board of Directors, Management, Owners and their allowable and lawfully permitted guests.

↳ Lynn Nunes & Andres Lizarralde *

It has come to our attention that you have been engaging in a pattern of behavior that constitutes harassment towards the Board, Management, and legal tenants residing and staying at the Association. Specifically, we are aware that you have been repeatedly interfering with the peaceful enjoyment of residents by unlawfully recording them and/or their tenants, making unwarranted demands, and disrupting Association operations in the building and in common areas, including the lobby.

Additionally, we have become aware that you are hosting an irresponsible website, <https://www.roneypalaceconfidential.com/>, that disseminates false narratives with the intent to harm the Board and mislead the community.

Furthermore, it has been reported that multiple unit owners and their legally permitted tenants have been harassed, photographed without consent, and stopped in common areas for no valid reason. They have sent emails to the Board and Management and would be happy to provide additional information and/or affidavits to our office. As you should already be aware, such behavior is unacceptable and has created a hostile environment for many residents and their tenants, who have the right to privacy and peaceful enjoyment of their homes.

The Association acknowledges that in an email dated January 5, 2025, you expressed appreciation to the Board for its assistance and how things have been handled by them. **In light of this, we hope to resolve this matter amicably and encourage open dialogue rather than conflict.** (emphasis added)

Additionally, the Association and Management believe that all your records requests have been previously satisfied. Please confirm whether you have any outstanding requests that have not been addressed, and our office can assist Management on this specific matter.

That said, the Association does demand that you **immediately cease and desist** from any further harassment, including but not limited to:

1. **Unlawfully recording** owners, tenants and management personnel without consent.
2. **Repeatedly interfering** with the Board's and Management's operations. You are encouraged to run for the Board at the next annual election, as this is open to all owners in good standing.
3. **Harassing or intimidating** legal residents, staff, and Board members.
4. **Publishing false and misleading information** on any platform, including <https://www.roneypalaceconfidential.com/>, with the intent to damage the reputation of the Board and Management.
5. **Stopping, photographing, or otherwise harassing** unit owners and tenants in common areas without cause or against their will.

While the Board and Management take all owner concerns seriously and are actively addressing all relevant matters, your actions have crossed the line into harassment, creating a hostile environment for those lawfully residing and working within the Association. Such behavior will not be tolerated and may result in legal action against you, as well as internal violations conducted by the Board or a Violations committee.

If you have legitimate questions or concerns regarding Association matters, we are open to scheduling a call to discuss them in an appropriate and respectful manner. However, continued harassment will not be permitted.

Please be advised that should you continue engaging in this conduct, the Association will not hesitate to take all available legal remedies to protect its Board, Management, and residents. Furthermore, Florida law prohibits the unauthorized recording of individuals without their consent, and any continued violations may subject you to civil and criminal liability.

This letter serves as your **final warning**. If we receive further reports of harassment, the Association will proceed with legal action without further notice. We trust that you will govern yourself accordingly.

Nothing contained in, or omitted from, this letter constitutes a waiver of any rights, or of this legal action permissible under the law, nor does it constitute an admission of any kind. All rights are reserved.

Please direct any communications regarding this matter to my attention.

Govern yourself accordingly.

[REDACTED]