

Robert Ben-Eliyahu

10/24/2025

Via Certified Mail, Regular Mail & Email

Delray Villas Recreation Association, Inc.

Attn: Recreation Association Board

13773 Circular Drive

Delray Beach, Florida 33484

Subject: Official Request to Inspect Association Records Pursuant to Florida Law

Dear Members of the Recreation Association Board,

I am a homeowner and member of Delray Villas Plat 1 and, accordingly, a member of the Delray Villas Recreation Association ("the Association").

This letter constitutes a **formal request for access to and copies of Association official records** pursuant to **Florida Statute §720.303(4)** and in accordance with the Association's adoption and use of electronic voting under **Florida Statute §720.317**.

Specifically, I am requesting the following records related to the authorization, implementation, and administration of electronic voting:

Requested Documents

1. Electronic Voting Resolution

- A complete copy of the board-adopted resolution and meeting minutes authorizing electronic voting, including the date of adoption and all amendments.

2. Electronic Voting Policies and Procedures

- All written rules, procedures, and administrative guidelines governing the use of electronic voting, including timelines, submission process, vote counting, and certification procedures.

3. Member Opt-In / Opt-Out Process

- All forms, notices, and procedures used to obtain member consent to vote electronically, including any process for members to revoke consent or revert to paper/in-person voting.

4. Voting Window & Deadlines

- Documentation specifying when electronic voting opens and closes for all elections or membership votes, and whether voting remains open during meetings.

5. Vote Revocation or Change Procedures

- All procedures that define how and when a member may revoke an electronic vote and submit a new vote in person or electronically.

6. Quorum and Vote Tabulation Procedures

- Policies confirming whether electronic votes count toward quorum, and procedures for tabulating, validating, recounting, and certifying electronic votes.

7. Security, Authentication, and Record Retention

- Documentation identifying the electronic voting platform being used, including:
 - Identity authentication methods
 - Vote secrecy and receipt confirmation
 - Record retention policies and availability of audit logs or independent voting records

8. Member Authorizations for Electronic Voting

- Copies of any and all member authorizations, consent forms, electronic acknowledgments, or records of member approval permitting the use of electronic voting, including both individual opt-ins and any general membership approvals or resolutions authorizing such use.

These materials are classified as **official records of the association** under **Florida Statute §720.303(4)** and must be made available for inspection or delivered to me within **10 business days** of receipt of this request. Failure to provide the requested records within the statutory timeframe creates a rebuttable presumption of a willful violation under §720.303(5), subject to penalties and member remedies.

Please provide these documents in **electronic format (PDF or similar)** if available. If any of the requested documents do not exist, please provide written confirmation of nonexistence.

Failure to provide access to these records will result in the filing of a complaint with the Florida Department of Business and Professional Regulation or other appropriate legal action. I trust that such steps will not be necessary and that the Association will comply fully and timely with this lawful request.

Please confirm receipt of this letter and provide a proposed date and time for inspection or delivery of the requested records. Thank you for your prompt attention. I look forward to your compliance as required by law.

Sincerely,

Robert Ben-Eliyahu,
Homeowner, Delray Villas Plat 1