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OFFICE OF GENERAL COUNSEL

To: Mr. David Spingler, Administrative Assistant
Office of General Counsel
Division of Professions
1940 North Monroe Street, Suite 42
Tallahassee, Florida 32399-2202

COPY

Subject: Witness report and analysis on Case #: 2007-006128 Subject: Nylund 21958

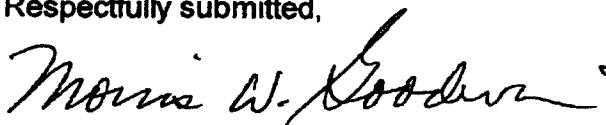
This case involves a Licensed CAM, Clarence Johann Nylund - CAM License # 21958. The allegations involve violations of F.S. 468.436(1) (b)5 - Gross Negligence or Gross Misconduct.

After reviewing all the documents provided, it is apparent that there is sufficient evidence to pursue action against Nylund on the violation of F.S. 468.436(1)(b)5 - Gross Negligence.

Mr. Nylund's tenure was quite short at Pine Forest Royale HOA. Even so, there are several areas of concern regarding his actions as the licensed manager.

1. The inattention to resolving the confusion over the Reserve account. As the manager for the HOA, Nylund should have taken whatever steps were necessary to investigate what was the problem with the reserve accounts. True, the money was never at jeopardy, it still led to confusion and mistrust between the Association and the manager.
2. The alleged over payment of the cleaning service. This issue was not answered satisfactorily within the documents I received.
3. The pool license issue. Further documentation of lack of attention to management details exhibited by Nylund during his role as manager.

Respectfully submitted,



Morris W. Goodwin, MBA, CMCA, Licensed Florida CAM #1360

