

From: [Juan A Galan Jr](#)
To: [Lago, Vicente](#); [Mena, Michael](#); [Jorge L. Fors, Jr.](#); [Anderson, Rhonda](#); [Menendez, Kirk](#)
Cc: [Iglesias, Peter](#); [Santamaria, Eduardo](#); [Ramos, Miriam](#); [Ceballos, Gustavo](#); [Urquia, Billy](#); [Jesus Jay Suarez](#)
Subject: Objection to Cocoplum Phase 1 Amendment Petition being accepted as having 67% of votes
Date: Monday, October 4, 2021 10:17:11 AM
Attachments: [Screen Shot 2021-09-28 at 11.24.02 AM.png](#)
[Screen Shot 2021-09-28 at 11.23.35 AM.png](#)
[Screen Shot 2021-09-28 at 11.23.20 AM.png](#)
[Screen Shot 2021-09-28 at 11.23.06 AM.png](#)
[Screen Shot 2021-09-28 at 11.22.49 AM.png](#)
[Screen Shot 2021-09-28 at 11.22.29 AM.png](#)
[Screen Shot 2021-09-28 at 11.22.15 AM.png](#)
[Screen Shot 2021-09-28 at 11.21.52 AM.png](#)
[Screen Shot 2021-09-28 at 11.21.39 AM.png](#)
[Screen Shot 2021-09-28 at 11.21.16 AM.png](#)
[Screen Shot 2021-09-28 at 11.20.55 AM.png](#)
[Screen Shot 2021-09-28 at 11.20.19 AM.png](#)
[Screen Shot 2021-09-28 at 11.19.36 AM.png](#)
[Screen Shot 2021-09-28 at 11.19.12 AM.png](#)
[Screen Shot 2021-09-28 at 11.18.50 AM.png](#)

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Dear Sirs/Madames:

Good Morning to All & Hope each had an enjoyable week-end!

As you may remember, those of us that live on Cocoplum Road and enjoy perfect working lights, maintained by FPL, have kept a close eye on the Cocoplum Civic Association[CCA] activities as they never asked us if we needed new lights and when we requested to be excluded from their petition, CCA ignored us!

The current amendment petition began on 5/15/21 and ended on 9/15/21. Shortly thereafter I contacted Gus Ceballos, Assistant City Attorney assigned to this project and requested information on Cocoplum Phase 1 light Amendment. Mr Ceballos informed me that they had received the petition on 9/13/21 and it claimed to have exactly 67% of voters[property owners]. Mr. Ceballos asked if I wanted to see the submission, which I did, so he sent me via email the 105 page submission.

Upon review of the documents, it became clear that there were NOT 101[67%] valid signatures, why?:

. Eight[8] of the properties are owned by a trust and the signatures shown were, except for one, were the name of the beneficiary/occupant, NOT the Trustee -signatures can not be counted unless Trustee signed;

. The signature by the CCA for the Tennis Court they are in-charge of was signed by Secretary but there was no Board motion attached, authorizing Secretary to vote on this petition - same for any of the properties owned by an LLC[encumbrance for additional fees/taxes requires Board approval, in most instances];

. More than one of the signature being counted in the 101 were scrawls[garabatos in Spanish] -see attached screen shots and you will not be able to make out who signed under what name? for 15+ properties];

. More that 40 properties owned jointly or with more than one name, had single signatures and should not have been counted {why would one household send in a signature without other person[spouse or co-owner], which then would require a clean petition form and a signature by other party??}. As this petition process required no witness to signature as has been the custom,

how does City know what signature is valid??

Failure to receive 101 valid signatures, means that we must go to an election, which is the democratic way, isn't it??

I respectfully request that the Commission approve an election prior to this Amendment being considered for final approval/implementation by Commission. The City bears no risk/cost in this alternative, so why would City risk making a judgment on adequacy of all signatures submitted?? CCA clearly received valid signatures for more than 50% of the properties but NOT 67% - per rules we must go to an election!

{NB to Mr Urquia, City Clerk:

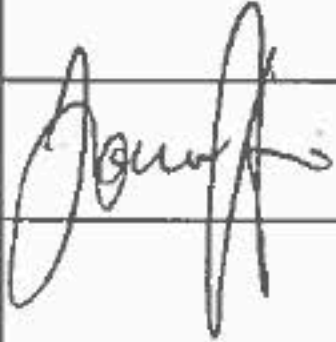
This objection is directed at an item expected to be placed on Commission Agenda for 10/12/2021, as per my last conversation with Assistant City Attorney, Gustavo Ceballos. As I will be out of country on that date, I will be unable to be present the objection in-person which is why I have sent this to you prior to my departure from USA. Please present and include in Commission package, as appropriate, for the Cocoplum Phase 1 Amendment expected at 10/12/2021 Commission meeting - thanks!}

Thanks to All for your consideration of this matter,

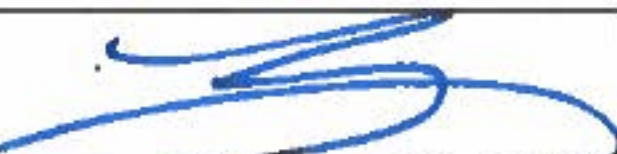
Juan A Galan Jr
355 Cocoplum Road


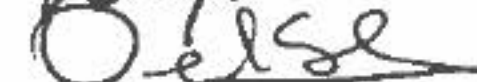
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NOTE : Only signatures of property owners, and only one signature per household, will count toward the 50% Code requirement for petition validation. However, circulation of petition among non-owner residents is urged to ensure these persons are informed of this proposal on which they may be called to vote. **[Altering this form in any way invalidates the entire petition.]**


<u>Folio Number</u>	<u>Site Address</u>	<u>Owner's Name (Print)</u>	<u>Owner's Name (Signature)</u>	<u>Date Signed</u>
0341320100090	185 COCOPLUM RD	ELIZABETH S SUCHMAN TRS ELIZABETH S SUCHMAN REVOC LIV TR		
0341320100100	155 COCOPLUM RD	JONAS NILSSON SARA GOFF		8-24-2021
	8200 LOS PINOS	STEVEN SIMON TRS STEVEN AND GINETTE SIMON REV TR		

0341320100090	185 COCOPLUM RD	REVOC LIV TR		
0341320100100	155 COCOPLUM RD	JONAS NILSSON SARA GOFF		
0341320210010	8200 LOS PINOS BLVD	STEVEN SIMON TRS STEVEN AND GINETTE SIMON REV TR GINETTE SIMON TRS		5.31.21
0341320210000	0050 LA RAMPA CT	JUAN E SERRALLES TRS RETHEL TRUST		


0341320210030	8260 LA RAMPA ST	FERNANDO CANTO ANA M CANTO		6/21/21
		MUNICIPALIDAD		







0341320210060	UNDISCLOSED			
0341320210070	8281 LA RAMPA ST	JORGE GARCIA TUNON ORNELLA SALAZAR	 	5/20/2021
		FRANCISCO ROJO		

0341320210080	8271 LA RAMPA ST	CRISTINA ROJO		
0341320210090	8261 LA RAMPA ST	RACHEL E KAUFMAN AVI R KAUFMAN		
0341320210100	8251 LA RAMPA ST	JAVIER E CANTO &W BERTA F		6/27/21
0341320210110	8245 LOS PINOS CIR	F ALFREDO PELLAS &W THERESA		

0341320210100	8251 LA RAMPA ST	JAVIER E CANTO &W BERTA F		
0341320210110	8245 LOS PINOS CIR	F ALFREDO PELLAS &W THERESA		8.27.21
0341320210130	8225 LOS PINOS BLVD	GEORGE C BUSHER &W ANDREA		

0341320210380	7920 LOS PINOS BLVD	DAVID SERVIANSKY &W LILIAN S	
0341320210390	8000 LOS PINOS BLVD	POVEN INVESTMENTS LLC	06-23-21
0341320210400	8010 LOS PINOS BLVD	ORVILLE R BURRELL	06-23-21

0341320210410	8020 LOS PINOS BLVD	MURIEL IWANOWSKI		
0341320210420	8030 LOS PINOS BLVD	CARLOS A ORTEGA YVETTE M ORTEGA		5-21-2021
	8100 LOS PINOS			

0341320210410	8020 LOS PINOS BLVD	JOSE M CORNIDE MURIEL IWANOWSKI			
0341320210420	8030 LOS PINOS BLVD	CARLOS A ORTEGA YVETTE M ORTEGA		6/21/24	
0341320210430	8100 LOS PINOS BLVD	CESAR A CONDE & W MARIA C			
0341320210440	8118 LOS PINOS BLVD	RICHARD A MASER & W GIOVANNA			Husband said NO
0341320210450	8120 LOS PINOS BLVD	MICHAEL CONTRERAS & W MILAGROS			
0341320210460	8124 LOS PINOS BLVD	WARREN P WEISER & W JILL D		6/5/24	
0341320210470	7801 LOS PINOS BLVD	FELIPE DEL HOYO SOLORZANO GILDA MARIA PEREZ ALVARADO			
0341320210480	7901 LOS PINOS BLVD	ANDREW E BERKOWITZ FELICIA A GOULD		6/11/24	


0341320210530	BLVD	M VARA		
0341320210540	8250 LOS PINOS CIR	JAI ME A FALS		


g


W/M


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0341320210440	BLVD	GIOVANNA	
	8120 LOS PINOS	MICHAEL CONTRERAS & W	
0341320210450	BLVD	MILAGROS	 5/18/21
	8124 LOS PINOS		

0341320210470	BLVD	ALVARADO	
	7901 LOS PINOS	ANDREW E BERKOWITZ	
0341320210480	BLVD	FELICIA A GOULD	

0341320210480	7901 LOS PINOS BLVD	ANDREW L BERKOWITZ FELICIA A GOULD	
0341320210490	8001 LOS PINOS BLVD	JOSE A PEREZ	 6/23/2001
	8015 LOS PINOS	JUAN PUIG	

0341320210490	8001 LOS PINOS BLVD	JOSE A PEREZ		
0341320210500	8015 LOS PINOS BLVD	JUAN PUIG DIANA PUIG		05-18-21
	8001 LOS PINOS	TAIPEI ECONOMIC AND CULTURAL		

0341320210610	7900 LOS PINOS CIR	LAS VEGAS PLACE LLC		
0341320210620	7000 ROBLES ST	CLINEŠER S A		5/19/2021
	7011 OLD OUTLETT	RONEX M BALSON		