

RECEIVED

**THE FLORIDA BAR
Unlicensed Practice of Law
Complaint Form**

MAY 14 2024

THE FLORIDA BAR
UPL - FT. LAUDERDALE

There is a requirement for you to execute the oath at the end of this form. False statements made in bad faith or with malice may subject you to civil or criminal liability. A copy of your complaint may be sent to the nonlawyer during the course of the investigation. Additionally, if the nonlawyer asks who complained, your name will be provided. Further information may be found in the pamphlet "Filing an Unlicensed Practice of Law Complaint."

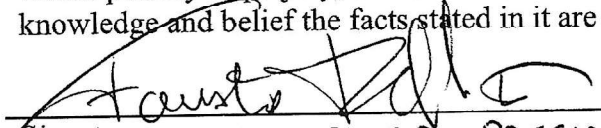
Your Name:	<u>United Civic Organization Inc</u>	Nonlawyer's Name:	<u>Kelly Janssen/ Synergy Club</u>
Address:	<u>2102 West Dr</u>	Address:	<u>9 Northampton A</u>
City:	<u>West Palm Beach</u>	City:	<u>West Palm Beach</u>
State & Zip:	<u>Florida 33417</u>	State & Zip:	<u>Florida 33417</u>
Telephone:	<u>561 221 5385</u>	Telephone:	<u></u>
Email:	<u>ucomaintenance@gmail.com</u>	Email:	<u>boardsynergyclub@gmail.com</u>

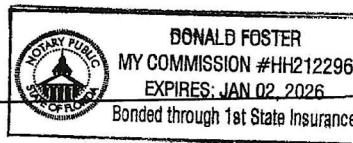
Describe your complaint and attach a copy of relevant documents. Please limit complaint and attachments to 25 pages. See mailing instructions on second page.

Note that this input box allows for approximately 1650 characters.

See attached

Under penalty of perjury, I declare that I have read the foregoing document and that to the best of my knowledge and belief the facts stated in it are true.


 Signature FAUSTO FABBRO, PRESIDENT



5/8/24
 Date

*****SEE MAILING INSTRUCTIONS ON SECOND PAGE*****

Describe your complaint and attach a copy of the relevant documents:

Petitioner is the United Civic Organization Inc. A Florida not for profit civic association (UCO) who acts as the manager and umbrella organization for Century Village West Palm Beach comprising 309 condominium associations and over 12,000 unit owners who are members of UCO. During the UCO Officer election process Respondent Janssen widely distributed a "Defendants' Answer to Plaintiff's Claims" ("Pleading") to the residents of Century Village using his name as the author via the internet and via e-mail. <https://boardsynergyclub.com/pdfs/UCO%20on%20Synergy%20Club.pdf> and <https://boardsynergyclub.com>

A copy of this "Pleading" is attached hereto.

The pertinent parts of the Pleading relating to this UPL complaint state:

**"ANSWER AND RESPONSES TO CLAIMS
PRESENTED ON THE RECORD IN THE UCO
OFFICER'S COMMITTEE MEETING ON APRIL
25th, 2024.**

UCO OFFICERS COMMITTEE,
Plaintiff,
vs.
BOARD SYNERGY CLUB,
KELLY JANSSEN,
Defendants,

DEFENDANTS' ANSWER TO PLAINTIFF'S CLAIMS

COMES NOW the Defendants, KELLY JANSSEN, and the BOARD SYNERGY CLUB, and presents it's Answer and responses to the Plaintiff's Claims as follows:

.....
UCO'S PURPOSES PERTITENT (sic) TO THESE CLAIMS

Page 1

.....

8. Threatening a cause of action (a set of facts sufficient to justify suing to obtain money or property.). This allegation is unknown to the defendants and therefore denied. It sounds like a UCO Executive is suggesting they sue the Board Synergy Club.

Page 10

.....

AFFIRMATIVE DEFENSES

Affirmative Defense No. 1. These claims are false.

Affirmative Defense No. 2. The plaintiff failed to allege facts sufficient to support their claims.

Affirmative Defense No. 3. The plaintiff is publicly sharing false claims to hurt the defendant's

chances in the upcoming UCO election.

REMEDIES SOUGHT

The defendants are asking that these claims cease as they are false. The defendants are also asking that these false claims be retracted at the next UCO Officer's Meeting and in a Special Edition LCAM Report or ad-hoc UCO Reporter Article from the UCO President delivered electronically before the election, to allow Mr. Janssen a somewhat fair chance in the upcoming May 3rd, 2024, UCO election.

.....
Janssen uses the term "Plaintiff" no less than 7 times and the term "Defendants" no less than 17 times throughout the Pleading.

.....
page 18

UCO objects to this "Pleading" and its widespread distribution to the public and UCO's members because:

1. The Pleading simulates a formal Court pleading which was drafted and distributed by Janssen. Mr. Janssen is not licensed by the Florida Bar and his "Pleading" is not part of any official Court lawsuit. The drafting of an official looking Court pleading is activity relating to the practice of law. This activity is not authorized by Mr. Janssen who is not a member of the Florida Bar and the activity misrepresents to the public that Mr. Janssen is a licensed attorney and that his Pleading is part of an official lawsuit.

2. Mr. Janssen is giving legal advice and performance of legal services to the residents of Century Village that affect important rights of UCO and its resident members under the law. UCO is not a "plaintiff" to any formal lawsuit against Janssen and Janssen is not a "defendant" being sued by UCO. Janssen is basically giving deceptive legal advice to the members of UCO which is false and adverse to their interests. This deceptive legal advice denies these UCO members reasonable protection of their rights and property because Janssen does not possess the impartial legal skills and a knowledge of the law greater than that possessed by the average citizen.

3. Janssen continues to engage in this activity and plans more of the same in the future as a course of conduct that constitutes the practice of law. Janssen's activities are contrary to the protection of the public from incompetent, unethical, or irresponsible representation. Janssen's activities hold out to the public or otherwise represent that he is admitted to practice law in Florida in violation of Florida Bar Rule 4-5.5 (2).

Thus UCO asks the Florida Bar to enter a cease and desist order against SYNERGY CLUB and KELLY JANSSEN prohibiting any further unauthorized practice of law.

VCO
2102 WEST DRIVE
WPB FL 33417

UPL DEPARTMENT
THE FLORIDA BAR
LAKE SHORE PLAZA II
1300 CONCORD TERRACE, SUITE 130
SUNRISE, FL 33323

FEDEX

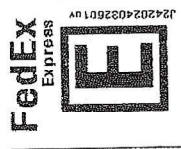
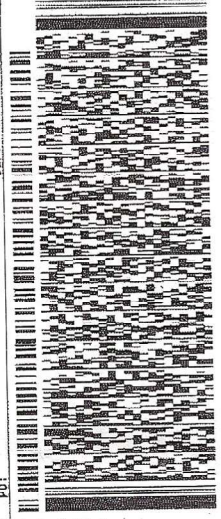
Part # 156297-695, 8833, 883 04/25

ORIGIN ID: RBIA (561) 221-5385
DONALD FOSTER
2.02 WEST DR
WEST PALM BEACH, FL 33417
UNITED STATES US

SHIP DATE: 13MAY24
ACTWGT: 0.15 LB
CAD: 6966106/55-02500
BILL CREDIT CARD
TO UPL DEPARTMENT THE FLORIDA BAR
LAKE SHORE PLAZA II
1300 CONCORD TERRACE,
SUITE 130
SUNRISE FL 33323

(000) 000-0000 REF:
JUN: P01

DEPT:

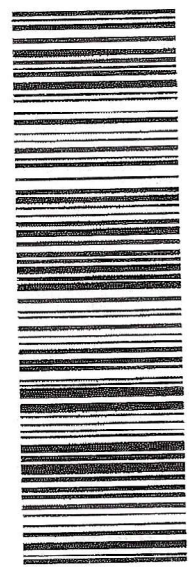


WED -- 15 MAY 5:00P
** 2DAY **

TRK# 2745 7309 6117
02C1

33323
FLL

Envelope Recycle me.



RT 566
FL 565
1 17.00
6117
05.14
H