

## **The Serendipity “On-Going FRAUD!” “The Play Book”**

### **Fraud History:**

First and foremost David Bernstein has made more people homeless in the past 25 years than any other person in Florida history and I had my first action with him starting in 2005 when I purchased a manufactured home in a community called Anchor North Bay located in Oldsmar Florida when he attempted to make the residents homeless under Florida Statutes concerning Mobile Home Law, what he did not realize that someone like myself with some money was living there so he was not expecting any resistance as in his prior evictions. The Statute he used then was “723 which states the owner can evict the residence (change in land use) and only have to pay \$1,350.00 for a single and \$2,700.00 for a double, that Statute changed in 2017 to \$3,000.00 for a single and \$6,000.00 for a multi-section. Please remember these homes today cost over \$100,000.00 new but will only get \$6,000.00 max!

### **Current Fraud (on-going):**

This started back in 2016 when I was President of the HOA when they announced Serendipity had received an offer to purchase the community.

According to the Prospectus it requires 66% of the community to agree to the sale and of course they did not get that. However Bernstein is smart and made six amendments but the sixth amendment was the one that excluded “A Appropriate Public Agency” to review modifications to the Corporate Structure (see exhibit A) and still unable to get approval they sent out individuals to intimidate owners to get them to see their way and some of these people will testify to that.

Current Fraud (on-going):

(continued page 2)

Now as President of the HOA I was entitled to see the sale agreement and the amount of the sale was 39 million, 30million in Cash and take over a 9 million dollar loan that Serendipity ROC had outstanding, which no lending institution would loan that amount to us. However, according to the Property Appraiser the actual recorded purchase amount was 18 million which we could have purchased the property for that amount and there is no record of the Sale just the New Name, MHC Serendipity, LLC. A shell company created by Bernstein with a Chicago address

But here is the BIG FRUAD! They claimed a company named "Equity Life Styles" were the purchasers which is not true. What Berstein did was put the real owners (Serendipity ROC) into a Blind Trust then created a new company called Serendipity, LLC and he used the Chicago address to make it look like it was "ELS" but according to the records of "ELS" Serendipity is not one of the properties they own according the their records for Stock Holders.

As of today no one makes their Lot Rent to "ELS" they make it out to Serendipity LLC, and now they have a New Management Company and the Name "ELS" or Equity Life Styles is never mentioned in any of the communications that they send out to Residents even today.

I am putting together all the documents but Bernstein was clever and made a lot of the information needed not easily available which is why we need a Seasoned Attorney to get the documents we need to proceed in the litigation.

Current Fraud (on-going):

(continued page 3)

Please keep in Mind that when I met with the “Then President Bernard J. Lantiegne” he told me they had just received a 9 million dollar loan which does not show in any document I could find but I believe that is for the purpose to pay share holders.

If you look at the Property Appraisers Webpage <https://www.pcpao.org/> You will have to search their records using the address 29081 US HWY 19 N to see their records for the purchase.

But if you go to [www.sunbiz.org](http://www.sunbiz.org) and search their records for MHC Serendipity, LLC you will find this:  
<https://search.sunbiz.org/Inquiry/CorporationSearch/GetDocument?agregateId=domnp-n95000002144-f40d67a5-d956-4802-9afd-e77fadf82032&transactionId=n95000002144-2bfa9573-0a0a-48d0-bcc2-3077a321edeb&formatType=PDF>

As you can see there is a great difference in the location.

I have determined that Bernstein used the Chicago address as a smoke screen to throw me off his trail but it did not work.

More description in document named:  
“How to create and deceive”

## How to Create and Deceive!

### The BIGGEST FRAUD EVER in Florida!

This is considered to be a RICO (Racketeer Influenced and Corrupt Organizations Act) case as the participants are from several States.

This was conceived in the year 2016 and implemented by David Bernstein who was paid One Million Dollars to make this work! It involves numerous Law Firms and Corporations in Florida, Chicago and Delaware!

#### The Participants:

David S. Bernstein, Atty (Considered Super Lawyer according to google search)  
Apr 25, 2023 — The estimated Net Worth of David Bernstein is at *least \$49.4 Million dollars*  
Mr. Bernstein owns over 107,119 units of [Carnival plc stock](#) worth over \$4,390,729

Adams and Reese, Law Firm associated with Bernstein (does his dirty work check public records)  
100 N Tampa St  
Suite 4000,  
Tampa, FL 33602  
<https://www.adamsandreese.com/people?letter=B&pageNumber=1>  
<https://www.adamsandreese.com/>

MCNAUGHTON, JOHN Registered Agent for Serendipity, ROC  
1400 22nd Ave North  
St Petersburg, FL 33704

MCN GROUP, INC (Shell for McNaughton)  
1400 22nd Ave N  
St Petersburg FL 33704  
<https://mcngroup.net/property-management/>

KROLL (Listed as Mailing address for MHC Serendipity, LLC at the Pinellas Property Appraisers)  
167 N. Green St., 12th Floor  
Chicago Illinois, 60607 USA  
<https://www.kroll.com/en/about-us/global-locations/north-america/chicago>

Equity LifeStyle Properties (Management company-not owners)  
Maryland Corp, Foreign to Chicago (Shell Co.)  
Two North Riverside Plaza Suite 800  
Chicago, Illinois 60606  
Formerly Known as Manufactured Home Communities, Inc. (2004)  
<https://www.equitylifestyleproperties.com/our-company/>

FOREIGN LIMITED LIABILITY COMPANY (SHELL CORP)  
MHC SERENDIPITY, LLC  
TWO N RIVERSIDE PLAZA, STE 800  
CHICAGO, IL 60606

C T CORPORATION SYSTEM (Registered agent for MHC Serendipity, LLC and ELS)  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324  
<https://www.elitepsi.com/ct-corporation-in-plantation-florida/>

Serendipity, ROC (2017)  
MOBILE HOME PARK  
29081 U.S. HWY. 19 NORTH, STE. 400  
CLEARWATER, FL 33761

SERENDIPITY ROC, INC. (2023)  
1400 22ND AVE NORTH  
ST PETERSBURG , FL 33704 US





Parcel Summary (as of 15-Jan-2024)

Parcel Number

19-28-16-00000-130-0200

Owner Name

M H C SERENDIPITY LLC

Property Use

2814 Manufactured Home Park (Lot Rental Community)

Site Address

29081 US HIGHWAY 19 N  
CLEARWATER, FL 33761 (Unincorporated)

Mailing Address

C/O KROLL  
917 W WASHINGTON MS 316  
CHICAGO, IL 60607-2203

Legal Description

PART OF S 1/2 OF NE 1/4 OF SEC 19-28-16 DESC AS FROM NW COR OF SW 1/4 OF NE 1/4 OF SD SEC TH S00D00'09"E 631FT TH N89D55'49"E 100FT TH CUR RT RAD 1544

Current Tax District

CLEARWATER FIRE (CTF)

Year Built

2009 | 1970 | 2014 | 1970 | 1970

Heated SF

14,647

Gross SF

16,007

Living Units

3

Buildings

5

Parcel Map

Exemptions			
Year	Homestead	Use %	Status
2025	No	0%	
2024	No	0%	
2023	No	0%	
Property Exemptions & Classifications			
No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).			

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19977/2504		121030268204	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	/

2023 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$24,000,000	\$24,000,000	\$24,000,000	\$24,000,000	\$24,000,000

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$22,700,000	\$22,700,000	\$22,700,000	\$22,700,000	\$22,700,000
2021	N	\$22,600,000	\$22,600,000	\$22,600,000	\$22,600,000	\$22,600,000
2020	N	\$21,800,000	\$21,800,000	\$21,800,000	\$21,800,000	\$21,800,000
2019	N	\$21,750,000	\$21,750,000	\$21,750,000	\$21,750,000	\$21,750,000





North America

# Chicago

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## Chicago Office

167 N. Green St., 12th Floor  
Chicago Illinois, 60607 USA

+1 312 697 4600

[See Map](#)



Office of the Secretary of State  
ilsos.gov

# Business Entity Search

## Entity Information

Entity Name EQUITY LIFESTYLE PROPERTIES, INC.

File Number	57194391	Status	ACTIVE
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Entity Type	CORPORATION	Type of Corp	FOREIGN BCA
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Qualification Date (Foreign)	02-25-1993	State	MARYLAND
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Duration Date	PERPETUAL
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Annual Report Filing Date	00-00-0000	Annual Report Year	2024
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Agent Information	C T CORPORATION SYSTEM 208 SO LASALLE ST, SUITE 814 CHICAGO ,IL 60604-1101	Agent Change Date	02-14-2013
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This is what I submitted to Fegan-Scott to start with!

Hello, I would like to talk to you about ELS and RICO Fraud, but the immediate issue is as follows: The office will not take rent payments at the office, they want you to go to Western Union and pay \$3.00 to pay the rent. The problem is there are over 500 residents here and not all have a computer, phone or transportation and do not have access to these ways to pay but all have access to the office which is right here on the property. Can you help us? I would like to e-mail you documents about the on-going FRAUD as well. Thank You, Ray Brooks



File Edit View History Bookmarks Tools Help

Sign out

Thank You | FeganScott

The Democrats have a huge pro...


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https://www.feganscott.com/thank-you/

Other Bookmarks


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# Thank You

## Contact Form Received.

We appreciate you contacting us. One of our team members will be in touch with you soon.

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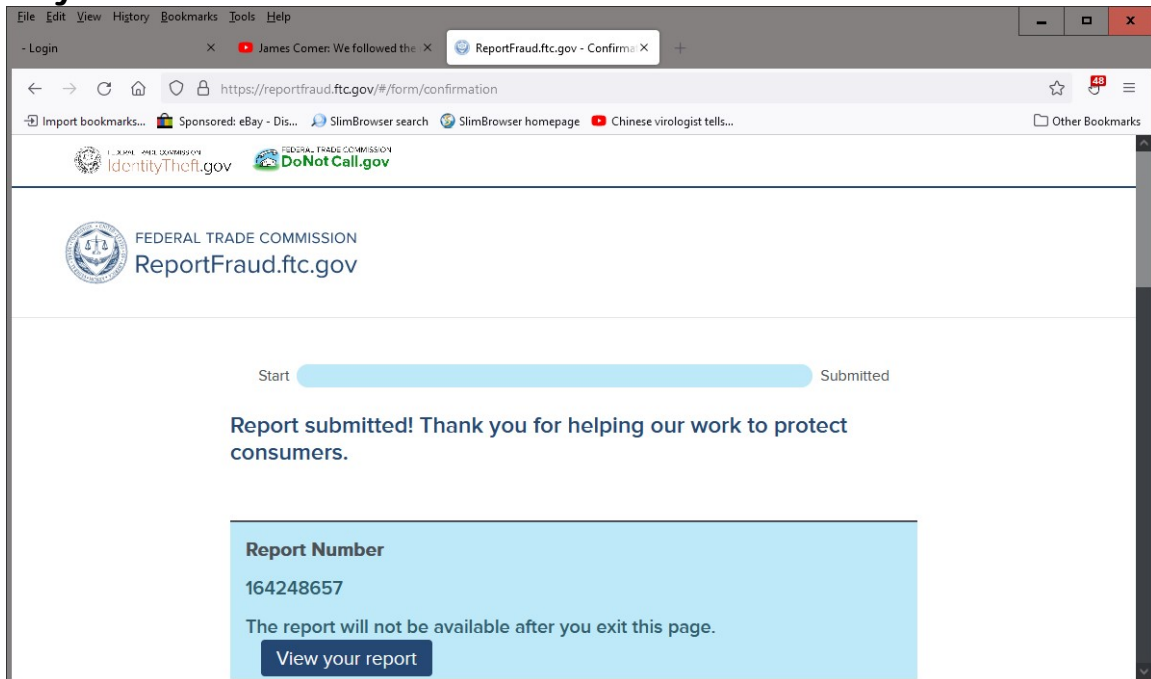


**This was submitted to “Report Fraud”**

**This started in 2018 when ELS (equity life styles) pretended to purchase the property where I live for 39 million dollars, but we found out through the Property Appraisers Office the so-called amount was on 18 million, but they did not actually purchase the property. A attorney named berstein was paid 1 million dollars to put the property into a BLIND TRUST to hide the actual owners (Serendipity ROC) who still own the property under a shell company named Serendipity LLC. I purchased a share of ELS to see if they really did purchase the property but they did not.**

**I am putting together a package for Our State Attorney's office hopefully to get a FRAUD CASE going so all of the participants involved will be prosecuted to the full extent of the LAW.**

**Thank You,  
Ray Brooks**



The screenshot shows a web browser window with the address bar displaying <https://reportfraud.ftc.gov/#/form/confirmation>. The page features the Federal Trade Commission logo and the text "ReportFraud.ftc.gov". A progress bar at the top indicates the process is "Submitted". The main message reads: "Report submitted! Thank you for helping our work to protect consumers." Below this, a light blue box contains the "Report Number" 164248657 and a warning: "The report will not be available after you exit this page." A dark blue button labeled "View your report" is positioned at the bottom of this box. The browser's address bar and tabs are visible at the top, showing multiple open pages including "Login", "James Comer: We followed the...", and "ReportFraud.ftc.gov - Confirmation".

File Edit View History Bookmarks Tools Help

ReportFraud.ftc.gov - Confirmation

https://reportfraud.ftc.gov/#/form/confirmation

Import bookmarks... Sponsored: eBay - Dis... SlimBrowser search SlimBrowser homepage Chinese virologist tells... Other Bookmarks

IdentityTheft.gov DoNotCall.gov

FEDERAL TRADE COMMISSION  
ReportFraud.ftc.gov

Start Submitted

Report submitted! Thank you for helping our work to protect consumers.

**Report Number**  
164248657

The report will not be available after you exit this page.

View your report

[Logon](#) | [Contact Us](#)[Complaint](#)[Attestation](#)[Notification](#)[General](#)[Find Business or Professional](#)[Your Contact Information](#)[File Attachments](#)[Confirmation](#)**File a Complaint - Complaint Review**

Please review the below information you have provided before submitting. Press "submit" when you are ready to file your complaint. If you need to add or remove any information from below, please press the "previous" button at the bottom until you return to the appropriate section.

Press "Return" to return to the Public Services Main Menu.

Press "Cancel" to cancel this complaint and return to the main menu.

**Complaint Detail**

License Type

**Mobile Home Project**

Incident Date:

**10/01/2023**

Description:

The office will not take rent payments at the office, they want you to go to Western Union and \$3.00 to pay the rent. The problem is there are over 500 residents here and not all have a computer, phone or transportation and do not have access to these ways to pay but all have access to the office which is right here on the property. Can you help us?

**Attestation**

Electronic Signature:

**Yes****Notification**

Has the respondent been notified of the issues in this complaint?

**Yes**

If you answered yes to the above question, what was the method of notification?

**In office and in person****General**

Approximate number of lots in the mobile home park?

**500**

Do you own your mobile home and lease your lot?

**Yes**

Width

**24**

Length

**50**

Is your home titled as a mobile home or a recreational vehicle? If available, please submit a copy of the title during file attachments.

**Mobile Home**

Did you bring a mobile home into the park or did you purchase a previously owned home already situated on a lot within the park?

**Previously Owned**

If you purchased a previously owned home, was the park owner the owner of record of the home?

**Yes**

Have you signed a written lease?

If available, please submit a copy with this complaint during file attachments.

**Yes**

Has Court Action Been Filed?

**No**

If you answered yes to the question above, please provide details including case number and county where the case was filed:

List each violation of the Florida Mobile Home Act that you allege to have occurred. Please specify the provision(s) of the Act you believe to have been violated.

Please attach copies of any documentation that will support your allegations (i.e., notice of change in rental amount, rules/regulations, or decrease in services or utilities, rental agreements, canceled checks, receipts, etc.):

**I am not sure that is why I am contacting you. However we had help from your department back in 2016 and I hope you can help us again.**



**Respondent Detail**

License Type

Mobile Home Project

License Number:

Name:

MHC SERENDIPITY LLC

Address:

29081 US HWY 19 N  
CLEARWATER , FL  
Pinellas  
US 33761

Phone:

727 784 2675

**Complainant Detail**

Gender:

Male

Name:

Brooks, Ray

Address:

29081 US HWY 19 N  
LOT 255  
CLEARWATER, FL  
Pinellas  
US 33761

Phone:

727-787-3401

E-mail:

raybrooks@oicu.com

Previous

Submit

Cancel

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Please see our [Chapter 455](#) page to determine if you are affected by this change.

[Logon](#) | [Contact Us](#)

## Completed

Your complaint has been submitted. Press "Return" to return to the Public Services Main Menu.

[Return](#)

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.

# Submit tips and feedback to 8 On Your Side

Go back

Your message has been sent

Name:

Ray Brooks

Email:

raybrooks@oicu.com

Message:

I live in a community of over 500 residents The office will not take rent payments at the office, they want you to go to Western Union and pay \$3.00 to pay the rent. The problem is there are over 500 residents here and not all have a computer, phone or transportation and do not have access to these ways to pay but all have access to the office which is right here on the property. Can you help us?

MAX DEFENDER 8

THE NEXT FIVE

12PM		MOSTLY SUNNY	56°
1PM		COLD ALL DAY	57°

## Complaint submitted to Tampa Bay Times about Rent and Fraud!

FileEditViewHistoryBookmarksToolsHelp

- Signout × The Democrats have a huge pro × Submit a letter to the editor ×

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Thank You


Your letter has been submitted.

MOST READ


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2. American Chopper's Paul Teutul Sr. signs on with Pinellas Park motorcycle restaurant




3. The words and life of Martin Fennelly were a gift to all in Tampa Bay



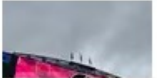
4. 50 peacocks might be missing from a Tampa neighborhood.



5. 5 things to know about Tampa Bay's COVID-19 spike



6. 5 legal thoughts on the Florida State vs. ACC lawsuits, grant of



12:01