

Housing Discrimination Complaint

Inquiry Number: 683522

1. Complainants:

Fred Lugano
Laura Pastuszek
3806 Gulf of Mexico Drive, C206
Longboat Key, FL 34228

2. Complainant Representatives:

None

3. Other Aggrieved Parties:

None

4. The following is alleged to have occurred or is about to occur:

- Discriminatory terms, conditions, privileges, or services and facilities
- Discriminatory acts under Section 818 (coercion, Etc.)
- Failure to make reasonable accommodation

5. The alleged violation occurred because of:

- Disability

6. Address and location of the property in question (or if no property is involved, the city and state where the discrimination occurred):

3806 Gulf of Mexico Drive, Unit C206
Longboat Key, FL 34228

7. Respondents:

Beach Harbor Club Association Inc.
c/o Paul Olah, Registered Agent
1800 Second Street, Suite 808
Sarasota, FL 34236

Vanessa Ladzinski, Community Association Manager
Beach Harbor Club Association Inc.
6004 91st Street East
Bradenton, FL 34202

8. The following is a brief and concise statement of the facts regarding the alleged violation:

Complainants Fred Lugano and Laura Pastuszek own a home located at 3806 Gulf of Mexico Drive, Unit C206 in Longboat Key, FL (Sarasota County). Complainant Laura Paruszek identified herself as a person with several disabilities. Complainants belong to a class of persons whom the Fair Housing Act (the Act) protects from unlawful discrimination because of disability and retaliation. The property is subject to the rules and regulations of Respondent Beach Harbor Club Association Inc., through Respondent Vanessa Ladzinski, Community Association Manager.

Complainants allege July 7, 2021, an African American family was informed by Respondent Ladzinski that their lease was being terminated because they did not have their yearly lease authenticated by Respondent HOA for final approval. Complainants stated that they confronted Ladzinski on behalf of the African American family for enforcing different terms and conditions on them that were not being enforced on white renters. Additionally, the Complainants stated that they confronted Respondent Ladzinski about Respondent HOA's harassing behavior toward the African American family, which ultimately led to them vacating the community. Complainants alleged following the departure of the African American tenants, Respondent Ladzinski began subjecting them to unfair treatment in retaliation for assisting the African American family with asserting their fair housing rights. Complainant Pastuszek alleges on September 3, 2021, she informed Respondent Ladzinski that a neighbor was smoking marijuana and the smell was negatively impacting an existing disability. Complainant Pastuszek alleges that she requested for Respondent Ladzinski to enforce the community policy regarding marijuana smoking as an accommodation based on her disability. Complainants allege on September 7, 2021, they received a letter from the Respondent HOA's attorney denying the accommodation request and addressing them as nuisances. Complainants allege on April 12, 2022, they submitted an accommodation request asking that Complainant Pastuszek be granted an accessible parking spot near their unit due to a new physical disability. Complainants allege that on April 13, 2022, Respondent HOA's attorney again issued a letter denying the request and classifying them as continuously exhibiting nuisance behavior. Additionally, Complainants allege that they were threatened with no access to community facilities if they continued to contact the HOA with further requests. Complainant alleges that since assisting the African American family with asserting their fair housing rights, the Respondents have treated them very hostile, refused to address any concerns they have as owners and refused to address accommodation

requests. Complainants believe the Respondents are discriminating against them based on disability and retaliation in violation of the Act.

9. The most recent date on which the alleged discrimination occurred:

April 13, 2022, and is continuing.

10. Types of Federal Funding Identified:

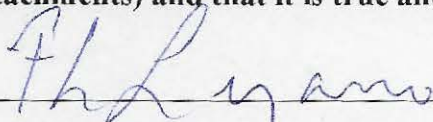
None

11. The acts alleged in this complaint, if proven, may constitute a violation of the following sections:

804(f)(2), 804(f)(3)(B) and 818 of Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Act of 1988.

Please sign and date this form:

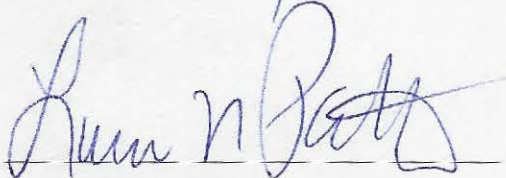
I declare under penalty of perjury that I have read this complaint (including any attachments) and that it is true and correct.



Fred Lugano



Date



Laura Pastuszek



Date

NOTE: HUD WILL FURNISH A COPY OF THIS COMPLAINT TO THE PERSON OR ORGANIZATION AGAINST WHOM IT IS FILED.