

**County Attorney**  
1769 E. Moody Blvd Bldg 2  
Bunnell, FL 32110



[www.flaglercounty.org](http://www.flaglercounty.org)  
Phone: (386) 313-4005  
Fax: (386) 313-4105

May 16, 2019

Certified Mail -- Return Receipt Requested

Andre'a and James McIntyre  
Darnell Group, Inc.  
9 Marina Point Place  
Palm Coast, FL 32137

Dear Mr. and Mrs. James McIntire and Darnell Group, Inc.:

Per the instruction of the County Administrator of Flagler County, the County is placing you on notice that it will be pursuing claims against each of you, personally and corporately, for your failure to disclose the existence of water intrusion into the building you sold the County located at 4888 Palm Coast Parkway NW, Palm Coast, Florida.

The evidence on site shows unmistakably that the water intrusion was of long-standing. The water intrusion damaged the sheet rock and rusted metal parts within the building and in some places rusted through. The degree of water intrusion, its volume and repetition, have created substantial, hazardous black mold. The building is unsuitable for occupation.

There is evidence that you or those under your direction concealed these conditions. The County has collected this evidence, including video and photographs in addition to onsite inspection of the conditions.

The County will be seeking rescission of the agreement plus an amount representing its consequential damages for having proceeded into the due diligence, acquisition, and occupancy phases of its activities. We also will consider seeking punitive damages because the concealment appears to be intentional.

Please advise the County of all insurance policies you may have in any of your names and please provide the names of the claims agent for each such policy. We will share

**Charles Ericksen, Jr.**  
District 1

**Greg Hansen**  
District 2

**David Sullivan**  
District 3

**Joe Mullins**  
District 4

**Donald O'Brien, Jr.**  
District 5

our evidence referenced above with your insurers in order that claims may be processed.

Thank you for your prompt cooperation.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Al Hadeed", with a long horizontal flourish extending to the right.

Al Hadeed  
County Attorney

cc: Jerry Cameron, County Administrator