

Response to Complaint:

After reviewing Complaint 22-146, I see that my 2020 & 2021 Financial Disclosure Forms were not accurate. With that being said, no errors on the forms were an attempt to defraud the public & no errors prevented the public from being able to identify potential conflicts of interest.

2020

Manner of Calculating Reportable Interests

The complaint states

- 1) "Form 1 for 2020 did not include a check mark for either the 'comparative (percentage) threshold' or the 'dollar value threshold' under the manner of calculating reportable interests section of the form."

This is correct. At the time I wasn't sure which box to check & I was told I must submit it right away, so I left it blank rather than check the wrong box. Not an excuse, but a factor is that when I filled out the 2020 Financial Disclosure Form, I was a brand-new Commissioner & we were on COVID-19 lockdown. There may be an orientation/training for new commissioners in other towns, but there is no such instruction in Redington Shores & I had no guidance on this & other matters.

Part A Primary Sources of Income

The complaint states

- 1) "failed to disclose income from Oversight Capital, LLC" in 2020.*

I did not fail to disclose a source of income - I simply used the d/b/a name for that source instead of the full LLC name. This has been corrected on Form 1X 2020.

I have no idea where the Complainant got the idea that Oversight Capital LLC & Blackburn Coastal Realty are separate companies. A simple internet search would have shown that the two are connected.

No one knows us by Oversight Capital LLC except our tax preparer. Blackburn Coastal Realty is the business name most known to the public. If I had listed Oversight Capital LLC instead of its d/b/a of Blackburn Coastal Realty, a citizen checking out my Financial Disclosure form might have perceived it as an attempt to obfuscate a primary source of income – real estate.

2020 Form 1X Part A PRIMARY SOURCES OF INCOME

Name of Source of Income	Source's Address	Principal Business Activity
Social Security Administration	1100 W High Rise Baltimore MD 21235	United States Federal Government- Benefits Administration
Oversight Capital LLC d/b/a Blackburn Coastal Realty	17717 Gulf Blvd #202 Redington Shores FL 33708	Real Estate
Town of Redington Shores	17425 Gulf Blvd Redington Shores FL 33708	Local Government

*NOTE: PAGE 2 OF THE COMPLAINANT'S NARRATIVE STATES "FAILED TO INCLUDE INCOME EARNED FROM OVERSIGHT CAPITAL LLC" AND "FAILED TO DISCLOSE INCOME FROM OVERSIGHT CAPITAL LLC". I ASSUME THIS IS JUST A DUPLICATION ON HER/HIS PART. IF NOT, CAN YOUR DEPARTMENT PLEASE PROVIDE CLARIFICATION?

- 2) "failed to disclose income from Blackburn Coastal Services, LLC" in 2020.

This is incorrect. I do not own shares in Blackburn Coastal Services LLC and I earn no income from it. Blackburn Coastal Services is a Limited Liability Company wholly owned by Oversight Capital LLC.

- 3) that (I) receive income related to home staging services offered through Blackburn Coastal Services LLC and that (I) failed to disclose income received from home staging services through Blackburn Coastal Services, LLC.

***First**, Blackburn Coastal Services LLC is a licensed Florida Real Estate brokerage – it is not a home staging company. **Second**, I receive no income from Blackburn Coastal Services, LLC. **Third**, as a licensed Florida Real Estate Agent I can only be licensed under one Real Estate Brokerage. In this case, it's: Oversight Capital LLC d/b/a/ Blackburn Coastal Realty. I have attached Sunbiz and DBPR information on both LLCs. I have no idea where the Complainant got the idea that Blackburn Coastal Services LLC provides home staging services or that I earn income as a stager through that company.*

NOTE: ON PAGE 2 OF COMPLAINANT'S NARRATIVE, S/HE CLAIMS THAT (I) LISTED REAL ESTATE BROKERAGE INCOME THROUGH A SEPARATE LEGAL ENTITY: "BLACKBURN COASTAL REALTY". THIS IS FALSE. BLACKBURN COASTAL REALTY IS A D/B/A, NOT A SEPARATE LEGAL ENTITY. IT DOES NOT HAVE A SEPARATE TAX ID#.

Part B Secondary Sources of Income

I wrote N/A in Part B, secondary sources of income because I thought I had listed all of them in Part A.

The complaint states

1. "Commissioner Blackburn owns shares of two limited liability companies registered with the State of Florida – Oversight Capital LLC and Blackburn Coastal Services LLC".

This is incorrect. I am a 50% owner of Oversight Capital LLC, which does business as (d/b/a) Blackburn Coastal Realty. Blackburn Coastal Services is a Limited Liability Corporation wholly owned by Oversight Capital, LLC. I do not own shares in Blackburn Coastal Services, LLC and earn no income from it. My partner initially set up Blackburn Coastal Services as a d/b/a for Oversight Capital LLC but, upon advice from our tax preparer, it was changed to an LLC under Oversight Capital LLC.

2. "failed to disclose the major customers and clients of Oversight Capital, LLC and Blackburn Coastal Services, LLC" in 2020.

I do not own shares of Blackburn Coastal Services LLC and so my response concerns only Oversight Capital LLC.

This is NOT correct. On the financial disclosure form, I did not list major sources of income of Oversight Capital LLC d/b/a Blackburn Coastal Realty because none of the income from our many clients met the threshold for "major".

*As a member in good standing of the local board of Realtors, Oversight Capital LLC d/b/a Blackburn Coastal Realty's transactions are posted on the Multiple Listing Service which feeds 90+ real estate portals such as Zillow and Trulia, **accessible to anyone with an internet connection**, as are the Pinellas County Property Appraiser's records for those transactions.*

Part D Intangible Personal Property

1. Failed to disclose checking and savings accounts in Part D Intangible Personal Property of 2020 Form 1.

This is correct. I did not list my checking & savings account in Part D because they were not included in the examples listed in the form: stocks, bonds, certificates of deposit. The form also states "see instructions" and I apparently did not do that. If I had, I would have included checking and savings accounts in Part D. It has been corrected on Form 1X.

2021

The complaint states:

“based 2021 Statements of Financial Interest on ‘dollar value thresholds’, therefore was required to report gross income”.

This is incorrect: per the disclosure instructions, elected officials are required to list the sources of income that meet the threshold value, not the amounts.

Part B Secondary Sources of Income

- 1) “failed to disclose the major customers and clients of Oversight Capital, LLC and Blackburn Coastal Services, LLC in 2021”.

I do not own shares of Blackburn Coastal Services LLC and so my response concerns only Oversight Capital LLC.

This is correct. On the financial disclosure form, I did not list the major sources of income of Oversight Capital LLC d/b/a Blackburn Coastal Realty. This was not an attempt to defraud the public, since all of the company’s real estate transactions are publicly available. Because the company pays to be a member of the local board of Realtors, Pinellas Realtor Organization, all of its transactions are posted on the Multiple Listing Service which feeds 90+ real estate portals such as Zillow and Trulia, accessible to anyone with an internet connection, as are the Pinellas County Property Appraiser’s records for those transactions.

Here is the correction (only one transaction met the threshold for major customer):

2021 Form 1X Part B SECONDARY SOURCES OF INCOME

Name of Business Entity	Name of Major Sources of Business Income	Address of Source	Principal Business Activity of Source
Oversight Capital LLC d/b/a Blackburn Coastal Realty	Michael Saunders & Co	5100 Ocean Blvd Sarasota FL 34242	Real Estate

- 2) “failed to disclose the \$10,144.83 of capitalized items* from the January 4, 2021 loan modification agreement with Quicken Loans, Inc.”

Incorrect. The pandemic prompted many lenders into being proactive to forestall a repeat of the 2008 real estate crash. In October 2020 we, along with thousands of others, were approached by our mortgage lender about doing a loan modification. We agreed and \$10,144.83 was moved to the back of our loan. There was no debt

forgiveness and, therefore, no income. We received no 1099-C from Quicken Loans, Inc or any of its affiliates.

*a/k/a debt forgiveness. The creditor would be required to file a 1099-C with the IRS.

Part D Intangible Personal Property

1. Failed to disclose checking and savings accounts in Part D Intangible Personal Property of 2021 Form 1.

This is correct. I did not list my checking & savings account in Part D because they were not included in the examples listed in the form: stocks, bonds, certificates of deposit. The form also states "see instructions" and I apparently did not do that. If I had, I would have included checking and savings accounts in Part D. This has been corrected on Form 1X 2021.

Part E Liabilities

1. that "(I) failed to disclose (my) \$532,543.84 mortgage loan with Quicken Loans in 2021".

Correct. In my 2020 Financial Disclosure, I listed my primary residence in Part C and the mortgage on that property in Part E. In my 2021 Financial Disclosure, I realized that I was not required to list my primary residence and left Part C blank. I assumed, incorrectly, that meant I did not need to list the mortgage on that property and left Part E blank. This has been corrected on Form 1X 2021, along with my credit card debt with Bank of America.

FORM 1X

AMENDMENT TO

STATEMENT OF FINANCIAL INTERESTS

2022 OCT 27 PM 5:30

ELECTIONS
SERVICE CENTERLAST NAME - FIRST NAME - MIDDLE NAME
(Same as on original Form 1):

Blackburn, Jennie Lynn

MAILING ADDRESS:

17717 Gulf Blvd

Unit 202

CITY: ZIP: COUNTY:

Redington Shores FL 33708

◆ THIS FORM AMENDS THE (Choose one)



FORM 1 I FILED FOR THE YEAR: 2021

(Use a separate Form 1X for each Form 1 you are amending.)



FORM 1F I FILED FOR THE PERIOD

January 1, THROUGH

(Must be between January 1 of the last year in which you held public office or employment and the last date you held that office or employment.)

◆ DURING THAT YEAR, I HELD, OR WAS A CANDIDATE FOR, THE POSITION OF: Commissioner, District 1

◆ WITH THIS GOVERNMENTAL AGENCY:

Town of Redington Shores

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):



COMPARATIVE (PERCENTAGE) THRESHOLDS

OR



DOLLAR VALUE THRESHOLDS

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
See attached		

PART B -- SECONDARY SOURCES OF INCOME

[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS'S INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
See attached			

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

17717 Gulf Blvd #202 Redington Shores FL 33708

PART D -- INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]

(If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
Checking & Savings (Personal)	Bank of America
Checking & Savings (Business)	Bank of America/Oversight Capital LLC d/b/a Blackburn Coastal Realty
Money Market (Personal)	TD Ameritrade

PART E — LIABILITIES [Major debts - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR
Rocket Mortgage LLC	1050 Woodward Ave Detroit MI 48226
Bank of America	6801 Seminole Blvd Seminole FL 33772

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
(If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY	n/a	
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

☒ I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

PART H — EXPLANATION OF CHANGES

See Attached

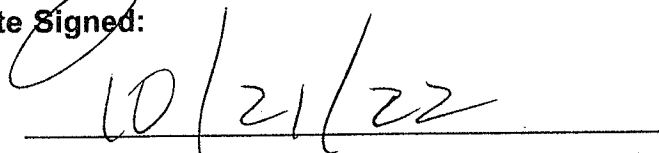
IF ANY OF PARTS A THROUGH H ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☒

SIGNATURE OF FILER:

Signature:



Date Signed:



CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature _____

Date Signed _____

FILING INSTRUCTIONS:

Return the form to the location where you filed the Form 1 or 1F that you are seeking to amend.

Local officers file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees' who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method.

Candidates should have filed their Form 1 together with their qualifying papers.

QUESTIONS:

About this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Bldg E, Ste 200, Tallahassee, FL 32303; telephone (850) 488-7864.

FORM 1X AMENDMENT TO STATEMENT OF FINANCIAL INTERESTS

RECEIVED

LAST NAME - FIRST NAME - MIDDLE NAME
(Same as on original Form 1):

Blackburn, Jennie Lynn

MAILING ADDRESS:

17717 Gulf Blvd

Unit 202

CITY: ZIP: COUNTY:

Redington Shores FL 33708

THIS FORM AMENDS THE (Choose one)



FORM 1 I FILED FOR THE YEAR: 2020 YEAR OF ELECTIONS
(Use a separate Form 1X for each Form 1 you are amending.)



FORM 1F I FILED FOR THE PERIOD
January 1, _____ THROUGH _____
(Must be between January 1 of the last year in which you held public office or employment and the last date you held that office or employment.)

DURING THAT YEAR, I HELD, OR WAS A CANDIDATE FOR, THE
POSITION OF: District 1 Commissioner

WITH THIS GOVERNMENTAL AGENCY: _____

Town of Redington Shores

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OR



DOLLAR VALUE THRESHOLDS

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[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

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17717 Gulf Blvd #202 Redington Shores FL 33708

PART D -- INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions] (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
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Money Market (personal)	TD Ameritrade
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NAME OF BUSINESS ENTITY	n/a	
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POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

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☒ **I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.**

PART H — EXPLANATION OF CHANGES

See attached

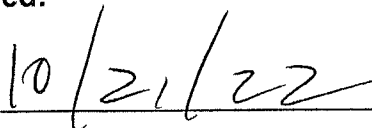
IF ANY OF PARTS A THROUGH H ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☒

SIGNATURE OF FILER:

Signature:



Date Signed:



CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

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State officers or specified state employees' who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method.

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LICENSEE DETAILS

4:51:37 PM 10/22/2022

Licensee Information

Name:	OVERSIGHT CAPITAL LLC (Primary Name) BLACKBURN COASTAL REALTY (DBA Name)
Main Address:	17717 GULF BLVD SUITE 202 REDINGTON SHORES Florida 33708
County:	PINELLAS
License Mailing:	17717 GULF BLVD SUITE 202 REDINGTON SHORES FL 33785
County:	PINELLAS
License Location:	17717 GULF BLVD SUITE 202 REDINGTON SHORES FL 33708
County:	PINELLAS

License Information

License Type:	Real Estate Corporation
Rank:	RE Corp.
License Number:	CQ1027380
Status:	Current,Active
Licensure Date:	10/25/2006
Expires:	03/31/2023

Special Qualifications

Qualification Effective

Alternate Names

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LICENSEE DETAILS

4:50:28 PM 10/22/2022

Licensee Information

Name:	BLACKBURN COASTAL SERVICES LLC (Primary Name) BLACKBURN COASTAL SERVICES (DBA Name)
Main Address:	17717 GULF BLVD #202 REDINGTON SHORES Florida 33708
County:	PINELLAS
License Mailing:	17717 GULF BLVD #202 REDINGTON SHORES FL 33708
County:	PINELLAS
License Location:	17717 GULF BLVD #202 REDINGTON SHORES FL 33708
County:	PINELLAS

License Information

License Type:	Real Estate Corporation
Rank:	RE Corp.
License Number:	CQ1047258
Status:	Current,Active
Licensure Date:	10/27/2014
Expires:	03/31/2024

Special Qualifications

Qualification Effective

Alternate Names

[View Related License Information](#)

[View License Complaint](#)



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Detail by Entity Name

Florida Limited Liability Company
BLACKBURN COASTAL SERVICES, LLC

Filing Information

Document Number	L14000164319
FEI/EIN Number	14-1899933
Date Filed	10/21/2014
Effective Date	10/21/2014
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	05/25/2017
Event Effective Date	NONE

Principal Address

17717 GULF BLVD #202
REDINGTON SHORES, FL 33708

Changed: 03/06/2018

Mailing Address

17717 GULF BLVD #202
REDINGTON SHORES, FL 33708

Changed: 03/06/2018

Registered Agent Name & Address

BLACKBURN, WILLIAM B
17717 GULF BLVD #202
REDINGTON SHORES, FL 33708

Name Changed: 05/25/2017

Address Changed: 03/06/2018

Authorized Person(s) Detail

Name & Address

Title President

BLACKBURN, WILLIAM B

17717 GULF BLVD #202
REDINGTON SHORES, FL 33708

Annual Reports

Report Year	Filed Date
2020	06/12/2020
2021	02/02/2021
2022	01/12/2022

Document Images

<u>01/12/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/02/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/12/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/02/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/25/2017 -- CORLCRACHG</u>	View image in PDF format
<u>04/19/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/21/2014 -- Florida Limited Liability</u>	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
OVERSIGHT CAPITAL, LLC

Filing Information

Document Number	L03000039980
FEI/EIN Number	14-1899933
Date Filed	10/17/2003
State	FL
Status	ACTIVE
Last Event	LC STMT OF RA/RO CHG
Event Date Filed	05/25/2017
Event Effective Date	NONE

Principal Address

17717 GULF BLVD APT 202
Redington Shores, FL 33708

Changed: 03/02/2019

Mailing Address

17717 GULF BLVD APT 202
Redington Shores, FL 33708

Changed: 03/02/2019

Registered Agent Name & Address

BLACKBURN, WILLIAM B
17717 GULF BLVD #202
REDINGTON SHORES, FL 33708

Name Changed: 03/16/2008

Address Changed: 03/06/2018

Authorized Person(s) Detail

Name & Address

Title PRES

BLACKBURN, WILLIAM B

17717 GULF BLVD #202
REDINGTON SHORES, FL 33708

Annual Reports

Report Year	Filed Date
2020	06/05/2020
2021	04/07/2021
2022	01/22/2022

Document Images

<u>01/22/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/05/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/02/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/25/2017 -- CORLCRACHG</u>	View image in PDF format
<u>02/10/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/22/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/22/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/16/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/27/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/05/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/30/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/24/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/17/2003 -- Florida Limited Liability</u>	View image in PDF format