FLORIDA COMMISSION ON ETHICS

SEP 04 2026

RECEIVED

Florida Commission on Ethics

P.O. Drawer 15709, Tallahassee, Florida 32317-5709

"A Public Office is a Public Trust"

COMPLAINT

Notary Public State of Florida
Brittany Briggs
My Commission HH 578982
Expires 8/6/2028

26-325

ORIGINAL

1. PERSON BRINGING COMPLAINT:

Name: Rick Hays Telephone: 850.815.0322

Address: 1066 Piney Z Plantation Road

City: Tallahassee County: Leon State: FL ZIP: 32311

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person against whom you are filing a complaint.

Name: Mike Gomez Telephone: 850-766-7730

Address: 721 Eagle View Circle

City: Tallahassee County: Leon State: FL ZIP: 32311

Title of office or position held or sought: Piney Z Board of Supervisors

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law, and include a statement of how you became aware of these facts. Include relevant dates and the names and addresses of people whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CD, DVDs, flash drives, or other electronic media; such material will not be considered part of the complaint and will be returned.

4. OATH:

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

SIGNATURE OF COMPLAINANT

Notary Public State of Florida
Brittany Briggs
My Commission HH 578982
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STATE OF Florida

COUNTY OF Leon

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 28th day of August, 2026, by Rick Hayes

(name of person making statement)

Brittany Briggs

(Signature of Notary Public)

Brittany Briggs

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ____ OR Produced Identification ✓

Type of Identification Produced: Driver License

The Florida Commission on Ethics
P.O. Drawer 15709
Tallahassee, FL 32301

To Whom I May Concern:

I am Rick Hays, I sit on the Piney Z Board of Supervisors, Piney Z CDD, Tallahassee.

The Board of Supervisors approved a 2027 budget for the district last May. This budget was sent to the city then formally adopted by the Board of Supervisors at our July meeting. Since that time it has come to my attention that the Chairman of our Board, Mike Gomez, withheld financial information that impacts our budget. Mr. Gomez knowingly provided false information regarding the stipends received by members of the Board. There were other anomalies that Mr. Gomez did too, though those were caught prior to formal adoption.

Members of the Board are entitled to receive a $200 per meeting stipend. Mr. Gomez has not taken this stipend since he's been on the Board. While this may appear admirable, he did not inform other Board members. This creates a surplus in a line item that none of us were aware of. At our last meeting the Board approved an increase in the assessment to our homeowners of $150 a year. Though a surplus in one line item would not eliminate the increase it certainly would have mitigated some areas of our budget. The Board of Supervisors cannot perform its functions in an open and honest manner if any member provides false information. Regardless of the motivation this is fraudulent.

The primary witnesses in this matter are Samantha Harvey, Inframark Services 904.767.1401 and Linda McInnis, current president of the Piney Z HOA, who alerted me to this discrepancy, her contact information is president@pineyzhoa.com.

I'm asking the Commission on Ethics to look into this matter and determine an appropriate way to go forward.

I appreciate your time and consideration in this matter.

Sincerely,

Rick Hays
Piney Z Board of Supervisors