

Exhibit 11

Email Chain: “Response to Stop Work Order Violation Letter received 12.22.2023”

Email 1

From: Ragnar Oelsner (ragnar@occidentalpm.com)
To: Peter P. MacKinnon (pmackinnon@humeswagner.com)
Cc: Building Inspector (buildinginspector@centreisland.org); centreislandvillage@centreisland.org
Date: Sunday, December 24, 2023 – 3:00 PM
Subject: Response to Stop Work Order Violation Letter received 12.22.2023

Mr. MacKinnon,

Will you please clarify important details missing in the attached letter I received yesterday.

I'd like to note—the police have prepared a report highlighting the elevated pond levels that are flooding our roads, creating a potential life safety issue. The ability to remove the silt that has clogged the drainage lines is impossible without first repairing the erosion around the horizontal culvert that would have normally allowed the inlet area (the little neck off the large pond) to be pumped to access and snake the inlet side of the drainage lines.

All of this was clearly detailed in a 2-minute video circulated to Village Building Inspector Joe Richardson (“Joe”). The sharing of those details prior to the commencement of work was done as a personal courtesy, not a requirement given the nature of the work as routine maintenance.

Unfortunately, rather than acknowledging that the activities taking place on 12-21-2023 were routine maintenance required to resolve a potential life safety issue, Joe instead issued a stop work order (attached), actively preventing my family from resolving a major flooding issue. This is both highly inappropriate and actively opens the Village up to enormous liability should there be further flooding issues—something my family and our attorneys will be taking very seriously.

Also, to be clear, the letter expressing violation of a stop work order, besides being erroneously issued given Creekcroft SBL 28,66,200 hasn't engaged in any activity since the issuance of the stop work order, is also threatening a \$500 per diem penalty “if the illegally placed fill and boulders are not removed from the property.”

- Firstly—please clarify what “the property” means, because the stop work order SBL 28,66,200 doesn’t have fill or boulders on it.
- Secondly—how does a demand to remove material from “the property” match up with additional violations and stop work orders preventing the effectuation of the demand?

The blatant disregard of the Village’s own codes and laws (including but not limited to codes regarding property maintenance and berms) looks like an obvious case of arbitrary and capricious enforcement aimed at legally harassing my family. The violations and stop work orders are causing both significant financial damage and potential life safety issues.

If the matters aren’t dropped immediately, we’ll be forced to pursue damages in court for costs incurred which as of this date amount to several thousands of dollars, and with flooding of roads during a holiday season could result in damages in excess of \$50,000 from lost potential rent with tenants actively complaining about access issues. Let’s also hope there aren’t any life safety issues, as the paper trail of negligence in actively preventing critical drainage maintenance would expose the Village to enormous liability.

I don’t think the taxpaying residents of Centre Island will be too pleased when the bill comes.

Outside of all of the above, and despite the firm stance I must take to protect my family and our property, on a personal level I hope you all have a lovely holiday season and Merry Christmas with your families! Peter, I hope you have a great trip to Australia and I hope to resolve these issues (amongst many others) in the new year!

Best,
Ragnar Oelsner

Email 2

From: Ragnar Oelsner
To: Michael Chalos (mgchalos@gmail.com); Larry Schmidlapp (larry.schmidlapp@gmail.com)
Date: Sunday, December 24, 2023 – 3:07 PM
Subject: RE: Response to Stop Work Order Violation Letter received 12.22.2023

Mayor Schmidlapp / Mr. Chalos,

Please see below to provide more context as to what has been transpiring.

Enjoyed seeing you both on Wednesday and hope you have a Merry Christmas with your families!

I look forward to working together towards what should be a shared goal—that the law is abided by as written and enforced equally.

Best!

Ragnar Oelsner

Email 3

From: Ragnar Oelsner

To: Mayor Schmidlapp; Deputy Mayor Michael Chalos; Village Attorney Peter P. MacKinnon; Village Building Inspector Joe Richardson

Date: Tuesday, December 26, 2023 – Time unspecified

Subject: Re: Response to Stop Work Order Violation Letter received 12.22.2023

Hope you all had a Merry Christmas and a Happy New Year!

Attached is a photo taken this afternoon where you can see the water level of the ponds on my family's property is so elevated that they are clearly flooding the access roads to two of our homes, presenting a serious hazard to residents and vehicles such as the Centre Island garbage truck (as well as causing substantial damage to our lawns). High-paying tenants are unable to access their property, causing hardship and loss of rental value during the holiday season.

As referenced in prior emails, despite a clear explanation as to how the nature of the work is both a life safety issue and routine maintenance of critical drainage infrastructure (not requiring a permit), we are still actively being restricted from fixing the issue and maintaining our property by both the Village Building Inspector and Village Attorney—with multiple threats of arrests, fines, and further legal harassment.

My prior attempts to pre-emptively communicate the dangers and damages created by the Village's course of conduct and cordially resolve the issues have, to date, fallen on deaf ears.

To be explicit (at the risk of coming across harsh)—if the arbitrary and capricious harassment of my family via the wrongful issuances of violations/stop work orders are not resolved in advance of the January 9th hearing next Tuesday, my family will be forced to have our general counsel (cc'd) not only represent us in court on that date but also in our inevitable pursuit of damages for what has been a blatant misuse of authority and gross negligence of all those aware of the actions of Village officials under their direction.

I don't mean to make threats, but must emphasize that it is untenable for my family to bear the cost of substantial expenses for issues that any objective third party (or court) can clearly identify as blatant misuse of authority. We will not bear those expenses and will need to aggressively pursue the recouping of those damages to be made whole (especially when

every effort has been made to pre-emptively prevent the damages with cordial and open communication).

I can only hope that the lack of response or corrective action is simply a function of everyone enjoying the holidays with family. However, my family and our tenants shouldn't be prevented from enjoying our holidays and accessing our homes because of misuse of Village authority.

Best,
Ragnar Oelsner