

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2 Jeremy R. Whittaker,  
3 Petitioner,

No. 25F-H026-REL

4 vs.

**Minute Entry**

5 The Val Vista Lakes Community  
6 Association,  
7 Respondent.

8 The undersigned Administrative Law Judge, having reviewed the documents  
9 OBJECTION AND MOTION TO QUASH SUBPOENA AD TESTIFICANDUM AS TO BRIAN SOLOMON  
10 filed by Respondent July 29, 2025, Petitioner's response to Respondent's objection filed  
11 August 04, 2025, OBJECTION TO SUBPOENAS filed by Respondent January 22, 2026,  
12 Petitioner's response to Respondent's objection filed January 26, 2026, and MOTION TO  
13 STRIKE PETITIONER'S PREHEARING MEMORANDA ON ISSUES 2-5 filed by Respondent  
14 January 28, 2026, makes the following minute entry:

15 **IT IS ORDERED** that Respondent's motion to quash subpoena for Brian Solomon  
16 is **denied**.

17 **IT IS FURTHER ORDERED** that Respondent's motion to quash subpoenas for  
18 Diana Ebertshauser and Brodie Hurtado is **denied**.

19 **IT IS FURTHER ORDERED** that Respondent's motion to quash subpoena for  
20 Joshua Bolen, Esq. is **granted**.

21 **IT IS FURTHER ORDERED** that Respondent's motion to quash subpoena for  
22 Jonathan Ebertshauser, Esq. is denied as **moot**. That subpoena was quashed  
23 effective July 14, 2025.

24 **IT IS FURTHER ORDERED** that Respondent's motion to strike Petitioner's  
25 prehearing memoranda is **denied**. Prehearing memorandums are not evidence,  
26 and the Tribunal is under no obligation to review or consider such in advance of  
27 hearing, during proceedings, and/or after the evidentiary record has been closed.  
28 There is no statute or rule that prohibits a party from submitting prehearing  
29 memoranda.

30 Done this day, January 28, 2026.

Office of Administrative Hearings

/s/ Jenna Clark  
Administrative Law Judge

Transmitted by either mail, e-mail, or facsimile to:

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By: OAH Staff