



STATE OF CALIFORNIA
FAIR POLITICAL PRACTICES COMMISSION
1102 Q Street • Suite 3050 • Sacramento, CA 95811 • (916) 322-5660

April 28, 2026

Nancy Deluna
Palm Communities
Via email: ndeluna@palmcommunities.com

No Action Closure Letter re FPPC No. 2026-00054; Palm Communities

Dear Palm Communities:

The Enforcement Division of the Fair Political Practices Commission (“Commission”) enforces the provisions of the Political Reform Act (the “Act”).¹ This letter is in response to a commission-initiated investigation alleging that you failed to timely file a major donor campaign statement (Form 461) covering the period of January 1, 2024 through December 31, 2024, by the January 31, 2025 due date and an additional major donor campaign statement (Form 461) covering the period of January 1, 2025 through June 30, 2025 by the July 31, 2025 due date.

The Enforcement Division found that you successfully completed the Commission’s Political Reform Education Program (PREP) course regarding Campaign for Independent Expenditure and Major Donor Committees. In addition, you have filed the missing campaign statements. For these reasons, we are closing this matter without further action.

Moreover, completion of PREP exempts you from paying late filing fees for the violations listed in the PREP Agreement (i.e., failure to timely file Form 461 campaign statement(s), assessed by your filing officer, pursuant to Section 91013.)

If you have any questions regarding this letter, please contact Christine Shantz by email at cshantz@fppc.ca.gov or by phone at (279) 237-5985.

Sincerely,

Christine Shantz, Commission Counsel

¹ The Political Reform Act is contained in Government Code sections 81000 through 91014, and all statutory references are to this code. The regulations of the Fair Political Practices Commission are contained in Sections 18104 through 18998 of Title 2 of the California Code of Regulations, and all regulatory references are to this source.