



Pembroke Pines Police Department



9500 Pines Boulevard · Pembroke Pines · Florida 33024

Administrative Phone – 954-436-3200
24-Hour Information Center – 954-431-2200
PIO On-Call Number – 954-743-1070

MEDIA RELEASE

ASSIGNED PIO: Sergeant Christina Jackson

DATE OF MEDIA RELEASE: January 27, 2026

TIME OF MEDIA RELEASE: 1:00 p.m.

CASE NUMBER: PPPD23OFF013423

CHARGE/INCIDENT: Grand Theft 1st Degree & Criminal Use of Personal Identifiable Information

DATE OF OCCURRENCE: 2021 through 2025

TIME OF OCCURRENCE:

PLACE OF OCCURRENCE: 350 SW 88 Terrace, Pembroke Pines, FL

SUSPECT(S) - NAME, AGE, DOB, RACE, SEX, ADDRESS:

- 1) Michael Christopher Curtis; 38-years-old; 09/10/1987; white male; 1173 South Cypress Road, Pompano Beach, FL 33060

VICTIM(S) - NAME, AGE, DOB, RACE, SEX, ADDRESS:

Windmill Lakes property owners and the Windmill Lakes Homeowners Association

INCIDENT SUMMARY:

The Pembroke Pines Police Department conducted a comprehensive, multi-year fraud investigation that uncovered stolen money from the Windmill Lakes Condominium Community. After receiving complaints from homeowners, detectives found property management irregularities, lapsed insurance coverage, missing or improper board elections, and a forgery scheme involving stolen association funds.

Detectives identified that Michael Christopher Curtis, the registered agent of BDM Property Management, LLC., forged signatures on more than 350 checks and legal documents pertaining to the homeowners association.

During the review of records, detectives found an insurance payment intended for hurricane

Anyone with information regarding this incident is urged to contact the Pembroke Pines Police Department at 954-431-2200, email to tips@ppines.com, or call Broward Crime Stoppers at 954-493-TIPS.



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disaster relief that included a management fee payable to Curtis. However, evidence was uncovered that showed Curtis fabricated management fees totaling \$46,000 that were beyond the eligible payment.

The entire investigation found that nearly \$600,000 was unlawfully obtained by Curtis, and it is believed other unauthorized payments could exceed \$1,000,000.

After an arrest warrant was issued for Curtis, he surrendered to the Broward County Jail and faces one count of Grand Theft in the First Degree and two counts of Criminal Use of Personal Identifiable Information.

Aside from BDM Property Management, Mr. Michael Christopher Curtis is the registered agent of Private Parking Managers, Inc., and has direct ties to All Florida Rental Management, LLC.

If anyone experienced unusual business activity with Curtis or any of the associated businesses, the Pembroke Pines Police Department urges our community to come forward with any information by sending an email to tips@ppines.com or calling 954-431-2200.

The police department's Economic Crimes Unit is fully committed to investigating any fraud, scam, or other crime that financially impacts our community. No matter the length of time it takes, our agency will utilize every available resource to locate and arrest criminals who exploit innocent and vulnerable people within our city.