

Brennan Estates Board Meeting
Olive B. Loss Elementary School Library
Wednesday May 9 2018 7PM

<u>Members of the Board</u>	<u>Position</u>	<u>Section</u>
Heather Pasquariello	President	Meadows
Ernest Dempsey	Vice President	Meadows
Geraldine Thomas	Treasurer	Meadows
Rose Ann Smith	Correspondence Secretary	Terrace Townhomes
Zenobia Thompson	Board Member	Arbors
Courtney Glasgow-Rinaldi	Board Member	Meadows
Sekhar Arutla	Board Member	Southwoods
Vickie Coulter-Phillips	Board Member	Terrace Singles
Errol Rodriguez	Board Member	Woodlands

Meeting with new attorney regarding collections process. And deed restrictions

Bob Vilihura– lawyer

Litigation- Must call him to tell him you'd like to take next step. Provide policy-demand letter (fixed price) any response (fixed price). The lien probably won't work in this instance. The credit agency picks it up and puts a ding in resident's credit score. We have to make them put out "hard money"

After that- law suit. (450-600) Then, if they fight (more than 450-600) (Less than 10K for final cost if they fight aggressively)

No surprise costs.

"More than happy to do collections"

Deed restrictions Letters sent. Another letter sent notifying resident of fines. Still not removed. No response. Lawyer got involved. Chancery court. Mediation date. Residents didn't show up. Second Mediation date. Someone MUST attend the meeting because we are a CORPORATION. It looks better. If nobody attends, the court can rule against you.

Many lawyers afraid of trial—don't want to look dumb. Also, the cost is so high. #NextLevel Court expects high level of compliance. Super strict. Chancery court issues.

Recommended a few management companies. No other neighborhoods this size are self-managed.