

1/1/2022 to 9/30/22 MEHOA Legal Expenses

In reviewing the budget through September 2022, please note that our grounds expenses are well within budget. Postage and Printing are over budget due to the necessary switching of management companies. Legal expenses are unfortunately over budget. As a board, we feel it's important that our residents understand the cause of this over budget line item. The detail of the bills from the attorney are listed below.

Billing Detail	Hours	Dollars
1/18/2022 MPW Review file & Review email from President regarding various matters; Email to President re: Patete communication/Temporary Vehicle Waivers/Remote Communication for Member Meetings	0.70	\$ 217.00
2/17/2022 MPW Prep for Telephone Conference; Telephone conference with President regarding Various Matters; Follow-up Email to Association	1.50	\$ 465.00
2/24/2022 KTW Telephone conference with President regarding use of owner thumb drive to copy official records of the Association; review 720.303, Florida Statutes regarding same	0.30	\$ 105.00
2/18/2022 Credit for December invoice	(1.00)	\$ (350.00)
3/3/2022 KTW Receipt and respond to email from President regarding emails between directors and management; recommendations how to respond to Anthony Patete's request for such records; legal research - same; review prior emails to Association on status of emails qualifying as official records of the Association	2.00	\$ 700.00
MPW Legal research - Locate Case Law re: Association; Manager Emails and Official Records; Management Company Control of Records and Statutory Compliance for Request for Inspection and Copying	0.50	\$ 155.00
3/4/2022 KTW Receipt and review three emails from President regarding whether emails between directors are official records of the Association; review link to websites of various law firms and their public website opinion on this issue; correspondence to President regarding analysis of emails and website opinions and provide continuing legal advice to the Association on this contested issue	1.20	\$ 420.00
3/14/2022 KTW Correspondence to Manager regarding recorded Certificate of Amendment	0.20	\$ 70.00
3/31/2022 Karen Rushing Annual Filing		\$ 86.50
4/12/2022 MPW Preparation of Board Resolution for Remote Communication	1.00	\$ 310.00
4/13/2022 MPW Transmittal Email to President with Remote Communication Resolution and Instructions	0.50	\$ 155.00

5/4/2022 MWC Receipt and review and respond to multiple emails from Ms. Chabino and Mr. Patete regarding Mr. Patete's request for a reasonable accommodation	0.50	\$ 175.00
5/7/2022 MWC Receipt and review email from Mr. Patete regarding request to accept service for the Association with email to Ms. Chabino regarding same	0.50	\$ 175.00
7/1/2022 MPW Preparation of Cover Letter to Association re:Return of Board Resolution and Check	0.30	\$ 93.00
7/27/2022 MPW Receipt and review email from President re:recording of meetings and transcription	0.20	\$ 62.00
7/28/2022 MPW Review email from President re official records, recording of Board meeting, recent records inspection request, and social media posting issues; review prior correspondence between Board and firm	1.00	\$ 310.00
7/29/2022 MWC Review of email from Mr. Kelly regarding request ot inspect the Official Records with review of past email regarding request for reasonable accommodation with respect to recordings of meetings	1.00	\$ 350.00
7/29/2022 MPW Telephone conference with President re:records request; digital recording;ADA transcription;UPL	0.50	\$ 155.00
3/31/2022 Karen Rushing Annual Filing-VOIDED		\$ (86.50)
8/1/2022 MPW Review various Association emails re:records request;provide legal opinion to President re:issues with latest records request from Owner;review unlicensed practice of law opinion from Florida Supreme Court re:Community Association Managers acting a nonlawyers and case law cited therein for conduct of nonlawyers in Community Association context	2.50	\$ 775.00
8/15/2022 MPW Receipt and respond to email/voicemail from Association President re:Rules for Records Inspection Requests	0.20	\$ 62.00
8/15/2022 MPW Preparation of Rules Governing Official Records Inspection and Copying	2.00	\$ 620.00
8/19/2022 KTW Receipt and review of email from President Tom Kelly regarding stopping the abuse of Tony Patete and Holly Bucciarelli	0.30	\$ 105.00
8/19/2022 KTW Telephone conference with Tom Kelly, Presient regarding strategies to resolve owner harassment of Board and management	0.40	\$ 140.00
8/22/2022 KTW Receipt and review two emails from President regarding Anthony Patete's objection to Resolution Authorizing Remote Communication and official records	0.40	\$ 140.00

8/22/2022 KTW Telephone conference with President and Manager regarding resolving Anthony Patete's objection and nuisance conduct, redundant and harassing official records requests	1.30	\$ 455.00
8/22/2022 KTW Revise Records Inspection and Copying Rule as requested;correspondence to President regarding same	0.30	\$ 105.00
8/25/2022 KTW Review email from President regarding confirmation of legal advice previously provided to the Association;correspondence to President confirming and clarifying legal advice	0.60	\$ 210.00
8/29/2022 KTW Receipt and review email from President regarding Patete's legal challenge to Rule Regarding Inspection and Copyong of Official Records	0.20	\$ 70.00
8/29/2022 KTW Receipt and review of email from President and attached demand letter to Mr. Patete demanding return of Association official records and recorder:review Patete response to same	0.30	\$ 105.00
8/29/2022 KTW Correspondence to President regarding response to Patete's legal challenge to Fule Regarding Inspection and Copying of Official Records;review pertinent portion of Declaration, Articles of Incorporation, Bylaws, as amended, regarding same	1.00	\$ 350.00
9/6/2022 KTW Receipt and respond to email from manager regarding recording of Records Inspection Rule in the Public Records	0.30	\$ 105.00
Total		\$ 6,809.00