

Closed Board of Directors Meeting with Association Attorney

Friday, February 23, 2024, at 4:30 PM - VIA ZOOM

Meeting ID: 861 7353 1775

<https://us02web.zoom.us/j/86173531775?pwd=clA4TUZXN29WSjFWYzBNMFdVQnpPQT09>

AGENDA

1. Call to Order
2. Determine a Quorum
3. Proof of Notice Sign Placed & Agenda Posted on the Sign
4. Discussion to accept or reject opposing council "Settlement Agreement" in the matter of "The Pines Community Services Association, Inc. Vs AT&T" lawsuit for damages compensation to the Association irrigation piping network when AT&T and or their authorized subcontractors laid fiber optics cables in the community back in 2021.

ATTENDANCE

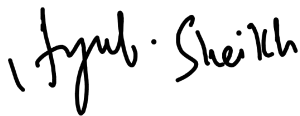
1. Charles D. Straub, Esq. – Law Office of J. M. Cunha. P.A.
2. Ayub Sheikh – President Board of Directors
3. Ruthza George – Secretary Board of Directors
4. Lauren Perez – Member Board of Directors
5. Shakeel Ahmed – Member Board of Directors

MEETING PROCEEDINGS

- a) Ayub Sheikh, President BODs, called the meeting to order, determined the quorum, and confirmed the placement of notice sign with agenda.
- b) Participation by Shakeel Ahmed, Member BODs, was not confirmed till the meeting was concluded due to technical glitch. Hence, his vote was not counted to decide.
- c) Charles D. Straub briefed the board about the history of the lawsuit and progress to date. He mentioned that AT&T hired I.V. Smith as a subcontractor on the project, and I.V. Smith hired two other subcontractors to work on the project. He pointed out that initial demand from the Association was in six (6) figures. However, the opposing counsels came back with an offer of \$33,000. The said offer was rejected by the board with a counteroffer of \$80,000 that was further reduced to \$75,000 by the BODs. Finally, the opposing council came back with an offer of \$47,000. Charles D. Straub briefed the BODs that we could stretch it to \$50,000. He also pointed out that going into deposition with and consequently into the trial would be not only time consuming but also associated with fair amount of legal fees that would still not the part of the final compensation if the judge decides in our favor.

Hence, it would be advisable to decide now rather than getting a decision in our favor that would still get us the net gain of the amount that was being offered.

- d) Ayub Sheikh, President BODs, raised a motion an authorized Association's attorney to settle the dispute at a compensation amount between \$47,000 to \$50,000.
- e) Ruthza George, Secretary BODs, seconded the motion.
- f) Lauren Perez, Member BODs, also seconded the motion.
- g) Consequently, the motion was adopted with a vote of 3 Vs 0.
- h) Charles D. Straub briefed the DODs that we would present the offer to the opposing counsels and would come back with an answer by end of business, Monday, February 26, 2024.
- i) Ayub Sheikh, President BODs, thanked all the participants and **adjourned the meeting.**



Ayub Sheikh
President

April 09, 2024