

MARINERS POINT CONDOMINIUM

06/01/2022 - 05/31/2023

KAMAN & CUSIMANO, LLC

Service Option Rates*

Annual Payment	\$700.00
1. General operational telephone questions up to 15 minutes in length from a board member or manager	No Charge
2. <i>Operations Guide for Board Members of Community Associations</i> (92 pages) AND <i>Financial Guide for Board Members of Community Associations</i> (54 pages) - two educational booklets written by Kaman & Cusimano provided to every current board member and newly elected or appointed board members during the next year	No Charge
3. ATLAS, "Association Total Legal Assistance System," an internet-based program which provides all board members legal and educational assistance 24/7; features include: <ul style="list-style-type: none">• Continually updated information regarding status of pending collection and enforcement cases;• Success Basics webinar for board members (90 minutes);• Educational articles for board members as well as numerous frequently asked questions and answers;• Articles for owner education that may be reproduced in association newsletters;• Extensive library of sample forms for items such as proxies, reserve waiver ballots, Code of Ethics, and enforcement letters	No Charge
4. <i>The Kaman Report</i> , a quarterly educational newsletter covering pertinent and timely community association topics	No Charge
5. Updates on legislation affecting community associations as well as advocacy for legislation that will have a positive impact on community associations	No Charge
6. Educational seminars for board members presented twice yearly at numerous locations on pertinent and timely community association topics; includes a "town hall" style open question and answer period covering any topics prior to seminar	No Charge

*Does not include third-party fees and expenses, including filing and recording fees, title report costs, and sales taxes. Does not constitute a retainer or a general counsel agreement.



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Over



HOURLY RATE

For all legal services other than as detailed below \$190.00

LITIGATION HOURLY RATES

Litigation includes investigation, research, preparation, document review, drafting, court filings, discovery, conferences, negotiation, mediation, arbitration, settlement, and trial or hearing before any court, administrative tribunal, or government agency

A) For all non-collection litigation \$250.00
B) For collection litigation \$200.00

COLLECTION FLAT RATES

A) For all demand letters, including inspecting account provided to identify charges, reviewing governing documents and Ohio Revised Code as necessary to determine authority for charges, researching county records to confirm owner(s) in title, preparing letter reflecting amount and instructions for payment; and, telephone communications, upon receipt of dispute, if any, obtaining itemized account history and drafting response to provide debt verification in compliance with requirements of Federal Fair Debt Collection Practices Act \$115.00

B) For all liens, in addition to all work described above, researching county's filing requirements, reviewing legal description, preparing, filing, and providing notice of lien to owner; and, upon receipt or notification of payment in full, satisfying and filing release of lien with county \$210.00

C) For all initial claims in foreclosure, whether as plaintiff or cross-claimant, including inspecting account provided to identify charges, reviewing governing documents and Ohio Revised Code as necessary to determine authority for charges, researching county and bankruptcy dockets for pending cases, researching local court rules to identify specific requirements, reviewing preliminary title work or public court and county records to determine priority, preparing and filing complaint or answer and cross-claim along with original instructions for service, and providing notice of filing to board with explanation \$700.00

MEETING FLAT RATE

Attendance at evening or weekend board meeting or owners' meeting \$400.00

OUR GUARANTEE

As a client of Kaman & Cusimano, LLC, we guarantee that the legal services the association receives will be cost-effective and delivered in a timely manner. We promise to communicate with the board. Although we cannot guarantee outcomes, we will guarantee the board's satisfaction with our legal services. If our performance does not meet the board's expectations, inform us promptly. Kaman & Cusimano, LLC will resolve any issue, even if it means reducing legal fees.

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