

Jeremy Anderson, Esquire
Justin Givens, Esquire
D.J. Fredericks, Esquire
Doug Christy, Esquire*
Jerry Hosey, Esquire
Nathan Reneau, Esquire
Tiffany A. Grant, Esquire



ANDERSON | GIVENS | FREDERICKS

— Attorneys & Counselors At Law —

www.AndersonGivens.com

Condominium and
Homeowners' Association
Civil Litigation
Land Use
Real Estate & Title
Probate and Trusts
Estate Planning

*Board Certified Specialist in
Condominium and Planned
Development Law

ASSOCIATION LEGAL SERVICES

The Firm

Anderson, Givens & Fredericks, P.A. is a Community Association-focused law firm. Our firm currently provides Community Association representation to over four hundred (400) Association clients in over twenty-five Florida Counties with offices located in Leon, Hillsborough, Sarasota, and Wakulla Counties.

Our Attorneys have over seven decades combined experience in providing general counsel and litigation services to hundreds of Community Associations on a wide variety of issues, including but not limited to: 1) budgeting, management, and administration of Condominium, Homeowners', Mobile Home, and Cooperative Associations; 2) construction defects; 3) turnover audit/financial issues; 4) employment, election and recall disputes; 5) vendor contract drafting and negotiations; 6) covenant enforcement, mediation, and arbitration; 7) defense of discrimination complaints; 8) land use/zoning; 9) assessment collection and lien foreclosures; 10) code enforcement violations; 11) the drafting of governing document amendments/complete rewrites; and 12) park owner disputes.

Our Attorneys

Jeremy Anderson began his Community Association representation career in 2007 with a well-established law firm located in Sarasota. During his initial seven (7) years in Sarasota, Mr. Anderson provided general counsel services to hundreds of Condominium, Homeowners', Mobile Home, and Cooperative Associations. Mr. Anderson has also represented numerous individuals and communities across Florida in a wide array of land use matters. In 2014 Jeremy founded the law firm of Anderson & Givens, P.A. with Justin Givens, Esquire, expanding his practice to include a second office located in Tallahassee, Florida. Mr. Anderson currently serves as general counsel for the Federation of Manufactured Home Owners of Florida, Inc. (FMO), as state-wide Mobile Homeowners' advocacy group.

Justin Givens is a seasoned litigator and real estate attorney who has been practicing since 2008. Mr. Givens has extensive trial experience in multiple areas of law, including covenant enforcement disputes, code enforcement violations, assessment collections, construction defects, vendor disputes, contract negotiations, and land use-related matters. Since founding the firm with Jeremy Anderson, Esquire, in 2014, Mr. Givens has successfully assisted our Association clients through enforcement actions, arbitration, litigation and other general matters. Mr. Givens is also head of the Firm's title and closing department working primarily in real estate closings and transactions.

Tallahassee

1689 Mahan Center Blvd. St B
Tallahassee, FL 32308
850-692-8900

Sarasota

6000 Cattlebridge Dr., Ste. 300
Sarasota, FL 34232
941-866-4348

Tampa

4830 W. Kennedy Blvd.,
Ste. 600
Tampa, FL 33609
(By Appt. Only)
850-692-8900

Wakulla

7 High Dr.
Crawfordville, FL 32327
(By Appt. Only)
850-692-8900

David “D.J.” Fredericks is an experienced litigator who has been practicing since 2010. Mr. Fredericks joined our firm in March of 2018 and manages the Sarasota office, heads the firm’s collection and foreclosure department, and is the lead litigator of the Firm. Mr. Fredericks has broad litigation experience in multiple areas of law, including Homeowners’, Condominium, and Cooperative Association law, land use, construction defects, real property disputes, probate, contract disputes, landlord-tenant law, enforcement disputes, code enforcement violations, arbitration, and other general litigation areas. Mr. Fredericks is also the Firm’s lead counsel in probate and estate planning matters. In addition to his litigation experience, Mr. Fredericks frequently provides education seminars and speaking engagements to educate others in the Association community.

Douglas G. Christy is one of only approximately 200 attorneys statewide who are designated as a Board-Certified Specialist in Condominium and Planned Development Law, concentrating his practice on community association law. Mr. Christy was recognized as a “Rising Star” by Florida Super Lawyers from 2015-2018 and as a “Super Lawyer” by Florida Super Lawyers in 2025 in the area of Real Estate. He is an active member of the Real Property, Probate and Trust Law Section of the Florida Bar and its Condominium and Planned Development Committee and serves as the Vice Chair of the Condominium and Planned Development Board Certification Committee of the Florida Bar. Mr. Christy joined the firm in October of 2023.

Jerry B. Hosey, II is an experienced litigation and general counsel attorney who joined the firm in 2023. Mr. Hosey is formerly the Chief Attorney for the Division of Florida Condominiums, Timeshares, and Mobile Homes at the Florida Department of Business and Professional Regulation (DBPR), wherein he was counsel for the Division in all aspects dealing with condominiums, cooperatives, timeshares, and mobile home parks. He served as prosecuting attorney for those entities, as well as community association managers and firms managing condominiums and homeowners’ associations. While at DBPR, Mr. Hosey also served in roles prosecuting the licenses of construction contractors and building professionals, as well as those involved in Alcoholic Beverages & Tobacco. He also has experience in insurance defense litigation, working cases statewide.

Nathan Reneau joined the firm in 2024 with the primary focus on litigation, probate and estate planning. He is experienced and knowledgeable in probate and litigation matters, having engaged in a myriad of complex litigation issues involving multiple aspects of probate, land use, real property, partition actions, and personal injury. Mr. Reneau is also a proud Veteran of the United States Navy, serving from 2010 to 2019. His service includes three deployments overseas, including twice to the Middle East with carrier strike groups. Mr. Reneau’s focus was on helicopter mechanics and aviation, and he was intimately involved with the preparation and implementation of training programs still used by the Navy.

Tiffany Grant joined our firm in December 2025, opening our Tampa location serving Pinellas, Hillsborough, Pasco, Polk Counties, and surrounding areas. Ms. Grant has been providing general counsel services to hundreds of Condominium, Homeowners’, Mobile Home, and Cooperative Associations throughout Florida since 2009. Ms. Grant began her career representing Community Associations with a well-established law firm in Dunedin, Florida, and in 2014 became a partner at said firm before joining Anderson, Givens, Fredericks, P.A., in 2025.

Educational Seminars/Lectures

Mr. Givens, Mr. Anderson, Mr. Fredericks and Mr. Christy are frequent lecturers at educational events and luncheons, including for the Community Association Institute (CAI), Council of Neighborhood Associations (CONA), local governments, management companies, and other community association-focused entities. The firm is also approved by the Division of Condominiums, Timeshares, and Mobile Homes to provide Board Certification training to Condominium, Homeowners' Association, and Cooperative Boards.

Recent luncheons and educational events include Guerrilla Tactics for Problem Tenant Removal, Effective Use of Rent Demands, Leveraging Compliance in HOAs and Condos, Preparing Your Association for the Next Economic Downturn Neighborhood Leadership Roundtable on Community Associations, CAI Board Certification Presenter, and featured presenter of legal updates to various management entities.

Rates and Other Services

Our firm's billable rate of **\$350.00** per hour for attorney services.¹ This hourly rate is for all attorneys of the firm and is considered a blended rate to keep the rate competitive. Our paralegal/legal secretary rate is **\$85.00**. **The maximum travel time charge for any meeting or hearing attendance is 1.0 hours of attorney time.** Further, we do not require upfront retainer amounts. Associations are only billed for work requested.

Our firm also offers **"deferred" billing on all Pre-suit Collection Services:**

- a) Notice of Intent to Lien (*Statutory*);
- b) Notice of Intent to Foreclose Lien (*Statutory*);
- c) Partial Payment Letters and Discussions/Negotiations with Delinquent Owners; **and**
- d) Tenant Rent Demands.

We are extremely confident in our collection results. Thus, we are willing to assume collection risks with the Association! We assume these risks by not billing the Association upfront for attorney collection fees and costs on your **pre-suit** collection services. Oftentimes, these fees and costs can be a budget buster for an Association. The implementation of our deferred billing on collection activities and an aggressive collection policy would permit the Association to cost effectively and quickly collect delinquent assessments. *See the enclosed Deferred Payment on Pre-Suit Collection Matters Informational Sheet.* The Deferred Billing program is service provided to the Association for initial collections. In the event the Association decides not to pursue a lien foreclosure and/or money judgment against the owner, the FIRM retains the right to collect from the CLIENT any outstanding fees and costs incurred.

In many Associations, it is common for certain rules/regulations to be violated more than others. In those instances, we work with the Association to create a reduced attorney fee "form letter" for similar and/or reoccurring violations. The reduced fee attorney for this repeat work not only saves the Association money, it encourages the Board to not turn a blind eye to violations

¹ Subject to change. In the event the hourly rate increases, the Association will be notified upon first invoice.

because of budgeting concerns.

Lastly, our firm frequently performs document rewrite services for our communities. Mr. Anderson has drafted over sixty-five (65) complete governing document rewrites (Declaration, Articles of Incorporation, and Bylaws) and hundreds of amendments. Our firm prepares complete governing document rewrites for a flat fee of \$5,750.00. Spot amendments are prepared at our normal hourly rate. *See the enclosed Document Revision Summary.*

The FIRM shall advance Fees and certain Costs (pre-suit collections letters and attempts) incurred until such time that the delinquent amounts are collected, subject to the exceptions set forth in Section (iii) below. CLIENT may be provided an Invoice for Fees and Costs incurred in accepted deferred billing collection matters. However, CLIENT shall not be required to make payment to FIRM unless as otherwise provided in Section (iii) below.

It is anticipated that the FIRM will try to resolve the dispute prior to the filing of any lawsuit. Further, it is anticipated that if the property goes to a lien foreclosure sale that a third party may be the successful purchaser which may result in CLIENT and the FIRM being paid in full. However, if CLIENT is the purchaser at the lien foreclosure sale, CLIENT agrees that it will (1) undertake all necessary efforts to bring the property into a rentable or sellable condition; and (2) immediately take action to either cause the property to be rented, sold, or transferred to a third party for payment of the amounts due and owing. In the instance of receiving a rental payment through foreclosure or by rent demand, CLIENT shall be entitled to retain the assessment installment due and remit all remaining rental amounts to FIRM for outstanding Fees and Costs until such time that the deferred Fees and Costs have been satisfied.

(i) **Negotiation & Settlement.** The FIRM shall have authority to negotiate with delinquent members provided, however, that any settlement for amounts less than the full amount due and owing shall require consent of CLIENT.

(ii) **Payments.** Unless otherwise instructed by the FIRM, CLIENT shall receive all payments owing from a delinquent member and thereafter process payment pursuant to governing law. In the instance of a partial payment by a member, CLIENT shall apply such payment to the member's statement of account pursuant to the applicable governing statutory provision. Upon receipt of any delinquent payment amounts from a member, CLIENT shall promptly furnish the FIRM with the appropriate amounts.

(iii) **Responsibility for Fees.** As stated above, CLIENT shall not be responsible for payment of legal collection fees to the FIRM on pre-suit collection attempts through foreclosure, subject to the following exceptions: (1) CLIENT settles or otherwise compromises the claim without the involvement or consent of the FIRM as to the payment of Fees and Costs; (2) the FIRM is discharged as attorney of record; (3) a Payback Agreement is entered into; or (4) if a mortgage foreclosure or bankruptcy is completed or tax sale takes place, in which case the FIRM shall be entitled to payment of the full amount of Fees and Costs incurred despite whatever statutory payment CLIENT may receive.

(iv) **Miscellaneous.** It is understood that the foregoing deferred billing arrangement for Fees and Costs for pre-suit collection attempts is contingent upon CLIENT cooperating with FIRM in providing necessary documentation for the collection of assessments and amounts owed. CLIENT understands that under certain circumstances, FIRM may not accept a member account for collection services because of the status of the member, such as bankruptcy. The foregoing deferred billing arrangement does not apply to fees and costs incident to the filing of a lien foreclosure, which said fees and costs will be billed in the same manner as other work performed by the FIRM. The Deferred Billing program is service provided to the Association for initial collections. In the event the Association decides not to pursue a lien foreclosure and/or money judgment against the owner, the FIRM retains the right to collect from the CLIENT any outstanding fees and costs incurred.

Document Revision Summary

Complete Document Rewrite – \$5,750.00 – Flat Fee

Descriptions of services provided:

- The firm will prepare a recordable draft of the following documents:
 - Proposed Amended and Restated Declaration;
 - Proposed Amended and Restated Articles of Incorporation; and
 - Proposed Amended and Restated Bylaws.
- The firm will (as permitted by law, prevailing practices, and practicality) include all Board “wish list” revision requests.
- The firm will make suggested changes based upon changes in the law and prevailing practices in Condominium/HOA association governance. As necessary, the firm will provide accompanying commentary discussing the practical applications of the firm’s suggested changes. *Note: We have developed a 80-point checklist of items to include, revise and/or remove, as may be appropriate.*
- If requested, this firm will attend an initial meeting with the Board/Management to discuss the direction of the proposed document rewrite, including the Board’s “wish list” items and the firm’s suggestions.
- Flat Fee does not include:
 - Preparation of the two (2) required Certificates of Amendments to accompany the recording of the approved documents with County Clerk and filing the approved Articles of Incorporation with Division of Corporations. (*approx. \$350.00*)
 - Related County recording costs (*\$10.00 for first page and \$8.50 each additional page*) and Division of Corporation filing costs (*\$35.00*)
 - Substantive changes after the draft documents are provided to Association. *Note: non-substantive errors/revisions are remedied/made at no additional cost.*
 - Attendance at additional Board or Owner meeting to discuss the document rewrite. No travel time charged for such meetings.
 - Securing Mortgage Consent, should it be required.
 - Redrafting the Association’s Rules and Regulations (if any) to be consistent with the new amended and restated governing documents. Typically, this occurs after the approval of the amended and restated documents. This is done at our normal rate of \$350.00 per hour (most R&R rewrites take 2-3 hours).

Document Spot or Select Amendments – Prepared at \$350.00 per hour.²

Descriptions of services provided: The firm will prepare governing document spot amendments and any required Certificates of Amendments or other documents at the request of the Association at our hourly rate. *Note: Spot amendments are typically reserved to fix immediate/limited needs and not for long-term planning purposes/solutions.*

² Subject to change. In the event the hourly rate increases, the Association will be notified upon first invoice.

RETAINER AGREEMENT

EASTFIELD SLOPES CONDOMNIUM ASSOCIATION, INC. (hereinafter “the Association”) hereby retains the services of Anderson, Givens & Fredericks, P.A., Attorneys at Law (hereinafter “the Firm”), and the firm does accept such retainer as legal counsel to the Association. The firm is retained as the attorneys for the Association with regard to any matters so directed or requested. As for collection work, the enclosed and incorporated Information Sheet on Deferred Payment on Pre-Suit Collection Matters (Exhibit “A”) provides additional terms on collections for which the parties agree.

On matters other than Pre-Suit Collection matters, the Association shall pay the firm for services rendered at the rate of Three Hundred Fifty Dollars (\$350.00) per hour until changed per the proposal received by the Association, including the services of Jeremy Anderson, Justin Givens, D.J. Fredericks, Douglas Christy, Jerry Hosey, Nathan Reneau, Tiffany Grant, and any other attorney of the firm. Paralegal time will be based on \$85.00 an hour. The Association shall also pay the firm for costs incurred on the Association’s behalf and normally billed to clients of an attorney, including but not limited to photocopies at twenty-five cents (\$0.25) per page, facsimiles at fifty cents (\$0.50) per page, certified mail, and courier service. The Association shall also pay any sales tax.

The firm shall strive to provide to the Association each month a bill describing services rendered and costs incurred, for the previous month. Such bills, including any sales tax and interest, shall be paid by the Association promptly upon receipt. Interest at the highest rate allowed by law shall accrue on any bill more than thirty (30) days past due, from the date of the bill until the bill and interest are paid. The Association shall pay any reasonable attorney’s fees and costs of the firm in seeking collection of any unpaid bill.

This Agreement may be terminated at any time by either party hereto, upon written notice to the other and receipt of such notice. Such termination shall not, however, affect any obligation of the Association pursuant to this Agreement, for payment of services rendered or costs incurred prior to such termination.

AGREED this 26th day of May, 2026, at Hillsborough County, Florida.

EASTFIELD SLOPES CONDOMNIUM
ASSOCIATION, INC.

By: 

Print Name: Cynthia Jacobs

Its: President

ANDERSON, GIVENS & FREDERICKS, F.A.

By: 

Client Information Page

Association Name	Eastfield Slopes Condo Assoc.
Association's Mailing Address	805 E Bloomingdale Ave, Ste 772, Brandon, FL 33511
Association's Invoicing Address, if Different	
Association's Invoicing Email Address	eastfieldslopes@gmail.com
Primary Email Address, if Different	
Management Company	N/A
Manager's Name	N/A

Current Directors/Officers:

Cynthia Jacobs Officer Position: President

Email Address: _____

Elizabeth Cadmus Busciglio Officer Position: Vice President

Email Address: _____

Paul Teske Officer Position: Treasurer

Email Address: _____

John Lambert Officer Position: Secretary

Email Address: _____

Pat Dunne Officer Position: At-Large

Email Address: _____

_____ Officer Position: _____

Email Address: eastfieldslopes@gmail.com for Board of Directors and billing.