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— Attorneys & Counselors At Law —

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

*Board Certified Specialist in
Condominium and Planned
Development Law

May 29, 2024

Chateau De Ville of Tallahassee Condominium Association, Inc.
c/o Tom Rowand Jr., President & Mary Jackson, Association Manager
Total Professional Association Management
P.O. Box 12412
Tallahassee, FL 32317

Via email only to: tom.rowand@tpam.biz and mary.jackson@tpam.biz

Re: Chateau De Ville of Tallahassee Condominium Association, Inc.
Owner: Barvensky Estates LLC
Property Address: 2020 Continental Ave., Unit 240, Tallahassee, FL

Dear Tom and Mary:

Our office notified Barvensky Estates LLC of the Claim of Lien which Chateau De Ville of Tallahassee Condominium Association, Inc. (the "Association") has placed upon its unit at Chateau De Ville of Tallahassee Condominium for nonpayment of maintenance fees on September 21, 2023. Enclosed is a copy of the Claim of Lien recorded in Book 5866, page 1525, on July 14, 2023, and the Amended Claim of Lien recorded in Book 5889, page 554, on September 29, 2023, in the Public Records of Leon County, Florida.

If the Association has received any payments from the owner, or a demand for statement of the balance now due, please let me know. Otherwise, I recommend that the Association follow through with the collection process and proceed with the next step in assessment collection by authorizing this firm to proceed with a lien foreclosure on the Association's Claim of Lien and, in the alternative, an action for money damages. We would advise the Association, at its next Board of Directors' meeting, to move to authorize our office to proceed with further action.

If a foreclosure of Claim of Lien or action for money damages is instituted, it normally takes approximately six to eight months to conclude via a public sale or a money judgment. It is very possible that upon merely filing an action, the owner will agree to make payment of all amounts owed to avoid a money judgment or foreclosure on their property. Should the lien foreclosure result in a judgment and owner fails to satisfy the foreclosure judgment, a public sale will proceed and the Association will bid the amount due and owing under its Final Judgment (including all attorney's fees and costs) as ordered by the court.

Depending on whether there is sufficient equity in the property, another bidder may be present at public sale which could result in full payment to the Association after the sale concludes. If there are no other bidders present at public sale, then the Association will purchase the property.

Tallahassee Office

1689 Mahan Center Blvd., Ste. B.
Tallahassee, Florida 32308
Tel: 850-692-8900 | Fax: 850-597-9120

Sarasota Office

3665 Bee Ridge Road, Ste. 100
Sarasota, Florida 34233
Tel: 941-866-4348 | Fax: 850-597-9120

Note that a lien foreclosure *does not* foreclose out a first mortgage, which would remain as a lien on the subject property even after the lien foreclosure sale.

The Claim of Lien is valid for one year after it is recorded. Therefore, this Claim of Lien can be acted upon to collect all amounts due up to and including **July 13, 2024**. If the Claim of Lien is not acted upon on or prior to that date, then the Association will not be able to collect the amounts due and owing under this Claim of Lien pursuant to a foreclosure action but would be required to start over with the collection process.

Please notify our office in writing of the Association's decision on this matter at least several weeks' time prior to the expiration date as stated herein (i.e., enough time in advance of the deadline to allow for the complaint to be prepared and filed before the Claim of Lien becomes invalid). If the Association decides to take further action and proceed with the money judgment or foreclosure process, please send a check in the amount of \$650.00 for initial filing costs as well as a current accounts ledger for this unit. If the Association wishes to defer payment of the \$650.00, this firm will front said costs upon **written confirmation** with the undersigned that the Association wishes to proceed with an action.

If you have any questions regarding the above, please do not hesitate to contact our office.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'D.J. Fredericks', with a stylized flourish at the end.

D.J. Fredericks, Esq.

dfredericks@andersongivens.com

DJF/pcf
Enclosure