

## Closed Board of Directors Meeting with Association Attorney

Friday, February 16, 2024, at 4:00 PM - VIA ZOOM

Meeting ID: 826 1849 4768

<https://us02web.zoom.us/j/82618494768?pwd=cTRlSzMVOT0daVkdHVXZlZlZCZUNGQT09>

### 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) 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.
- c) Ayub Sheikh, President BODs, asked to discuss the matter internally before making a final decision by February 23, 2024.
- d) Ayub Sheikh, President BODs, thanked all the participants and adjourned the meeting.

Ruthza Georges-Vales  
Secretary Board of Directors

Ayub Sheikh  
President  
Minutes of Meeting

April 09, 2024

February 16, 2024

