

**Southern Dunes Master Community Association, Inc.**

1603 Forest Hills Lane  
Haines City, FL

**CLOSED BOARD OF DIRECTORS MEETING**

**Legal Counsel**

**This is a closed meeting to the membership due to legal discussions  
with the attorney related to pending mediation case.**

**WHERE:** COMMUNITY CLUBHOUSE - 1603 FOREST HILLS LANE  
**WHEN:** WEDNESDAY APRIL 19, 2023  
**TIME:** 9:00AM

**AGENDA**

**CALL TO ORDER** The meeting was called to order at 9:05am by Diane J. Martinez, LCAM.

**PROOF OF NOTICE** Flyers were put out on the bulletin boards at the Clubhouse, St. Augustine Cabana, Paulette Cabana, and Guardhouse on Monday April 19, 2023 @ 4:45PM

**CERTIFY QUORUM** -Quorum was established with all four (4) board members present. (P) Ronald Fischer (VP) Barbara Heddon. (S) Scott Rohrhoff, (T) Russell Judge

Also Present: Attorney Jeffrey Partlow from Cole, Scott & Kissane P.A. representing SDMCA

**APPROVAL OF PRIOR MEETING MINUTES**

2022 Annual & Budget Meeting tabled until next meeting

**ITEMS FOR DISCUSSION – This is a closed meeting to the membership due to legal discussions with the attorney related to pending mediation case.**

**UNFINISHED BUSINESS**

All pending issues are tabled until an open board meeting to be announced at a later date.

**NEW BUSINESS**

1. Pre-mediation zoom meeting with attorney for legal purposes regarding the case:  
Southern Dunes Master Community Association Inc / Lubin, Rachel – T2303004

Attorney Jeffrey Partlow discussed the details of what to expect during mediation. He stated that mediation is confidential / nothing can be discussed outside of mediation. If settlement is reached a release of claim is established and no further actions can be taken regarding this claim going forward. If mediation fails, the association can still be open to further legal action. The attorney briefly went over what the case was about and referenced the evaluation of the claim. This communication was forwarded to the board previously for their review. There has been no discussion of what is being requested. The community manager provided information which was given to her by the past board president. Claims by the homeowner against JobOne were unsuccessful. The attorney stated that he would try to pull the docket. The call ended with questions regarding the length of mediation case which was responded with there being no set time limit as to how long it can take to reach an agreement, if any. Either quorum of the board will be required or designated person for settlement authorization must be established.