



JIMERSON & COBB, P.A.

October News from Jimerson & Cobb



A few weeks ago, my family traveled to Orlando for the birthday of my 4-year-old daughter. We planned to do the Disney parks. We arrived at the Marriott hotel late the night before. My daughter, even though it was late, was very excited. So excited, that she was just jumping in the lobby while we were checking in (she does that when she is happy). The front desk attendant saw her jumping and inquired. When she relayed that it was her birthday, the attendant hit a few keys on the computer, handed us our keys and off we went. When we got to the room, we opened the door to learn that the few key strokes on the computer resulted in an upgrade to the "presidential suite." This room was huge! What customer service! After this happening, I learned that J.W. Marriott said, "If you take care of your people, your people will take care of your customers and your business will take care of itself." Then it made sense. Because of the few key strokes from the lobby attendant, Marriott had just secured my family as loyal future customers.

Our firm strives to provide similar great customer service. The first step in that charge is to treat employees well. Not just well, but exceptionally well. Happy employees are productive employees, and they are the foundation of any successful business. We host a number of fun firm events to make this one of the best places to work in Jacksonville. We have awards to show it. But an award is just an outward reflection of something more important. The people that work at Jimerson & Cobb are simply outstanding. They are devoted to their responsibilities. They never stop thinking about ways to improve, and they too are committed to the proposition that if we take care of our clients and customers, that business will take care of itself. J.W. Marriott was right. You cannot have a service-based company filled with people who don't want to serve or don't know how to serve.

Best Regards,

[Christoher M. Cobb, Esq.](#)

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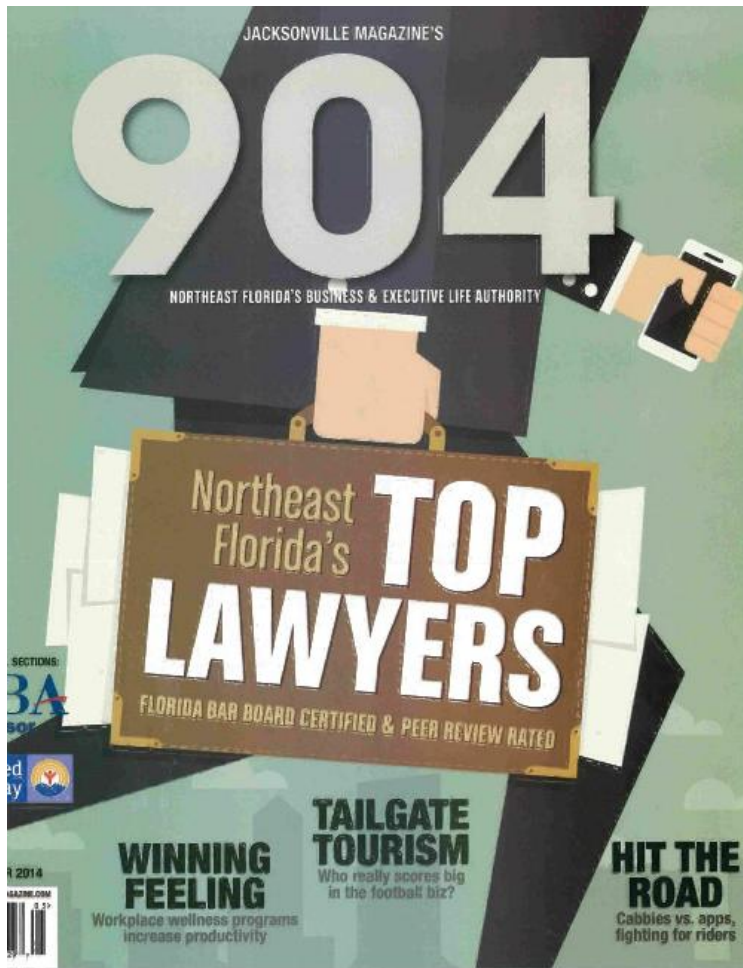
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J&C partners named to NE Florida's Top Lawyers in 904 Magazine



Our partners were featured in the October issue of *904 Magazine* in its Top Lawyers feature. Charles Jimerson, Christopher Cobb, Joby Birr and Brent Zimmerman were all included as Northeast Florida's Top Lawyers.

Inclusion in the list was determined by those board certified by The Florida Bar - a rigorous standard that is the highest level of certification from The Bar.

This year, when considering attorneys for inclusion on the list, the magazine also turned to Avvo, a Seattle-based company that rates and profiles attorneys across the country based on a 10-point scale.

To see the feature, click [here](#).

J&C attorneys presented at Lorman seminar last month

On September 24, attorneys Christopher Cobb, Charles Jimerson and Hans Wahl presented the full-day Lorman seminar on condominium and HOA law. Jimerson and Cobb is a full-service law firm with practice groups specializing in condominium and HOA law. The attorneys at the firm wrote a 300-page condominium manual and presented all day to board members, lawyers, and insurance adjusters on condominium and HOA issues.



J&C holds annual signature in-office firm event

With all of our monthly themed events, have you ever wondered what the hands-down favorite is? It's our mini-golf tournament! Each employee is charged with setting up their own themed hole in their office, complete with coordinating decor. This year our theme was "Beers Around The World," with each hole representing a country and a beer from that country as a prize. Check out the photos below to see the creativity we have here!









Featured bLAWg Posts

A Condo Association's Remedies Against Tenants Who Violate the Association's Declaration, Rules and Regulations

By: [Hans C. Wahl, Esq.](#)

Every condo association finds itself having to deal with tenants who break the association's rules and regulations. While the association's governing documents may allow it to take certain actions against those tenants, the Florida Statutes provide for remedies as well. Specifically, Section 718.303, Florida Statutes, defines the obligations of not only unit owners but also their tenants and explains the remedies available to an association when those tenants violate its rules. This bLAWg post will discuss in detail a condo association's statutory remedies against those tenants who violate the association's declaration, rules and regulations.

Click [here](#) to read the full bLAWg post.

Florida Homeowners Construction Recovery Fund

By: [Christopher M. Cobb, Esq.](#)

The Florida Homeowners' Construction Recovery Fund was created under Chapter 489, Florida Statutes as a separate account in the Professional Regulation Trust Fund. The recovery fund shall be funded pursuant to s. 468.631. Its purpose is to provide relief for Florida homeowners who have been harmed by licensed Division I contractors. This post will discuss the ins and outs of the Recovery Fund and who is eligible to receive an award.

Click [here](#) to read the full bLAWg post.

Additional bLAWg Posts

Construction Industry Licensing Board

By: [Christopher M. Cobb, Esq.](#)

Click [here](#) to read the full bLAWg post.

Notice of Contest of Lien for Condominium and HOA Liens

By: [Christopher M. Cobb, Esq.](#)

Click [here](#) to read the full bLAWg post.

Bankruptcy Asset Sales: How a "Free and Clear" Section 363 Sale Affects the Purchaser's Liability

By: [Brandon Meadows](#)

Click [here](#) to read the full bLAWg post.

Condo Associations Have Statutory Right to Amend Declaration But Can Only Unilaterally Void a Declaration Provision in Certain Circumstances

By: [Hans C. Wahl, Esq.](#)

Click [here](#) to read the full bLAWg post.

Perfecting Assessment Liens

By: [Christopher M. Cobb, Esq.](#)

Click [here](#) to read the full bLAWg post.

Condominium Estoppel Certificates

By: [Christopher M. Cobb, Esq.](#)

Click [here](#) to read the full bLAWg post.



Interested in reading more bLAWg posts? Subscribe via [RSS Feed](#) or via [email](#). You can also peruse our archives [here](#).

Results Driven

Community stewards by night; see what we do for our clients in our day job.

*Successfully obtained full payment for subcontractor after filing Georgia Claim of Lien.

*Obtained full value judgment in favor of condo association and against the estate of prior unit owner for unpaid assessments.

*Achieved payment in full from bankruptcy estate for secured creditor.

*Engaged to file suit on behalf of five-star resort for outstanding invoices owed by numerous corporate and individual guests.

*Closed a short sale for commercial lender.

*Drafted a services agreement for workplace wellness programs and employment health incentives in compliance with the Affordable Care Act.

*Represented lender in transitioning seven-figure problem loan to different lender through refinance.

*Analyzed loan modification risk for lender.

*Conducted discovery depositions in contested fraudulent and preferential

*Prepared mortgage modification documents for lender.

*Obtained full value of a disputed SBA loan guaranty in favor of lender.

*Filed voluminous response to Motion for Summary Judgment with multiple hearing and deposition record citations.

*Terminated an unlicensed contractor and made demand for disgorgement of all funds paid.

*Drafted condominium collection policy.

*Filed Motion for Administrative Expense payment for petitioning creditor who prompted involuntary bankruptcy.

*Propounded substantial discovery on Trustee in a preferential transfer action.

*Settled construction lien for full value.

*Successfully argued emergency motion for removal of lis pendens in favor of hard money lender whose properties were impaired by wrongful filings.

*Filed a motion for

*Filed lawsuit on behalf of paper supply company for civil theft and money damages for defendants' unauthorized possession and use of client's property.

*Filed response and counterclaims on behalf of communications company in arbitrated matter.

*Successfully argued and litigated against entry of temporary injunction.

*Successfully defended community association accused of violating rights of first refusal in seven-figure injunctive relief proceedings.

*Negotiated favorable settlements in construction and design defect case.

*Drafted multiple complaints to enforce noncompetition agreements on behalf of a national franchisor.

*Defended lender accused of improper credit reporting violations.

*Drafted credit application.

*Mediated 2 days in condominium defect action.

*Drafted agreements to stay assessment lien foreclosure

transfer case in bankruptcy.

*Responded to Order to Show Cause in condominium arbitration.

*Filed motion for protective order on insurance collection action.

administrative expense pursuant to 11 U.S.C. § 503(b) on behalf of petitioning creditor in involuntary bankruptcy case.

actions.

*Deposed property manager in condominium defect lawsuit.

*Retained to prosecute assessment collection matters.

Client Focus: Walker Footings, Inc.

A monthly feature on one of our valued clients.



WALKER
FOOTINGS, INC.

Walker Footings is a concrete company that provides the best quality concrete, block, or pavers products. Walker Footings has a wealth of experience with all concrete needs, from footings, foundations and fixtures to underground and over-head.

Jimerson & Cobb is proud to represent [Walker Footings](#) and wishes it continued success throughout the year.

Firm News

Curiosities, ruminations and various eccentricities of firm biz.

Light the Night Walk



This year we will be joining the CenterState Bank team for Light the Night. For those of you who are not familiar, The Leukemia & Lymphoma Society's Light The Night Walk is a fundraising event to help find better treatments and cures for blood cancers so patients can live better, longer lives. Also, we will have a very good time doing it.

CenterState Bank will have a "day of event tent" with VIP access for those who register to walk and raise \$1,000!

To sign up and walk with CenterState, click the JOIN button, on the link [here](#).

If you are unable to walk, but would like to donate, please click [here](#).

Come out and join J&C and the CenterState team!! Looking forward to seeing you there.

**The Florida
Times-Union**

Partner Charles Jimerson quoted in the Florida Times-Union

In the ongoing alleged fake death and insurance fraud case, partner Charles Jimerson comments on the latest developments in the September 30 Florida Times-Union article, "[All sides cry fraud in buildup of lawsuits over Jacksonville Circle K owner's reported death in Venezuela](#)."

Welcome to our new law clerks

Please join us in welcoming our two new employees, Britney Horton and Kellie Elliott. They are both students at Florida Coastal and will be working with as part-time law clerks.

Partner Charles Jimerson named to 2015 NEFBA Board of Directors and General Counsel

Charles Jimerson is continuing his service to the Northeast Florida Builders Association (NEFBA) and will once again serve on its board of directors and as its general counsel next year.



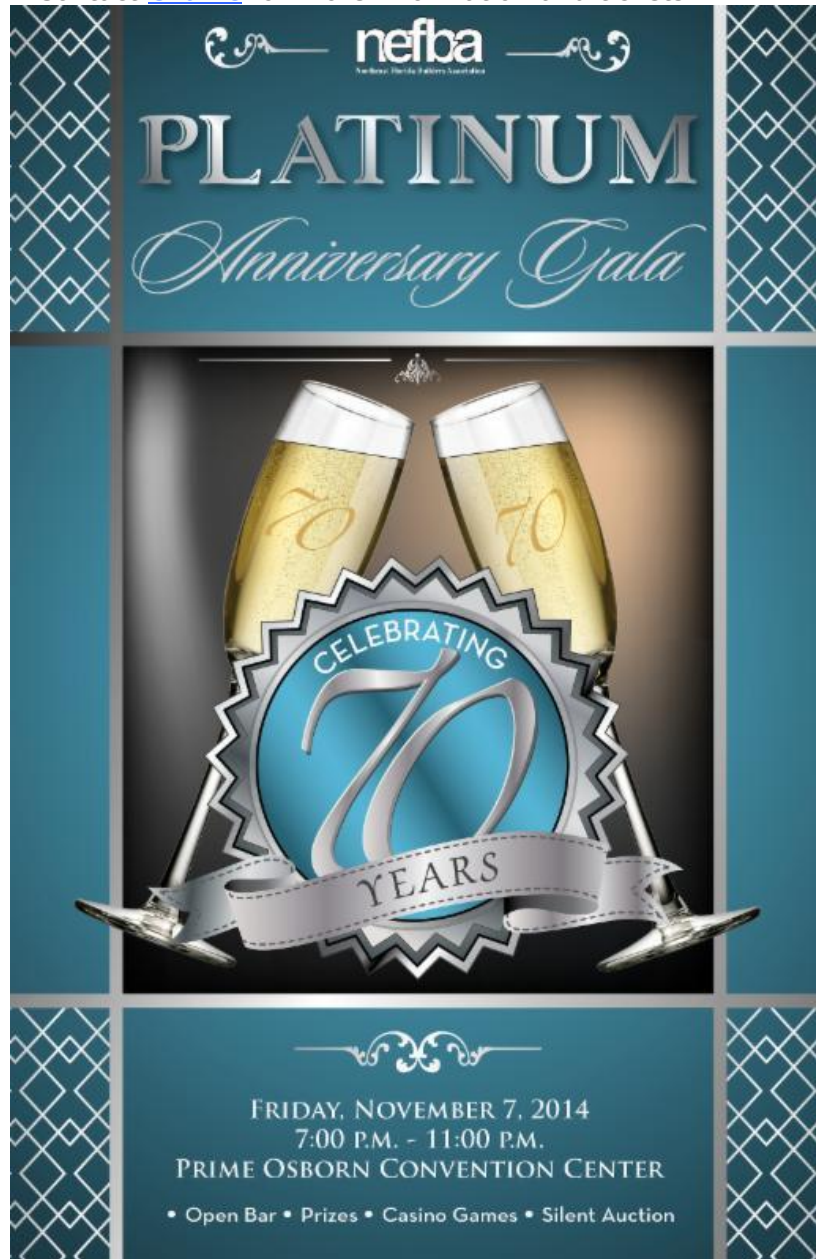
Shine 'Em Up!

As one of the many perks of working here at J&C, each employee was able to bring in two pairs of shoes to be shined. You can tell in the photo below that many people took advantage of the offer. J&C isn't one of the Best Places to Work for nothing!



NEFBA Platinum Anniversary Gala this November

Interested in attending the NEFBA gala on Friday, November 7? It will be at the Prime Osborn Convention Center and will feature an open bar, prizes, casino games and a silent auction. Contact [Charlie](#) for more information and tickets.



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