



JIMERSON & COBB, P.A.

February News from Jimerson & Cobb



Pitchers and catchers have already reported to camp with the position players soon to follow. That's right! It's baseball season - Spring Training Style. If you want an explanation as to why pitchers are required to report early, simply refer to the wise words of Yogi Berra who said, "All pitchers are liars and crybabies." What is more pure in sports than spring training? Nothing. It's where rookies are introduced to

moneyball. It's when veterans develop the rhythm for the long haul of a 162-game season. It's where competition is at its highest because you have guys fighting for their livelihood. Competition is the rivalry between two or more persons or groups for an object desired in common. Competition makes us stronger. Period. It makes us stronger when we win because to the victor goes the spoils. It makes us stronger when we lose because we learn more through our losses than our wins. It is a critical driver in performance and innovation, and it provides us with motivation. Competition benefits everyone. However, when the dust settles and the game is over, consider the advice of Franklin D. Roosevelt, "Competition has been shown to be useful up to a certain point and not further, but cooperation, begins where competition leaves off." Now those are words to live by.

Best Regards,
[Chris M. Cobb, Esq.](#)

In This Issue



[J&C ready to bowl for a good cause](#)

[Save the Date: J&C to host March Madness Party](#)

[J&C named top 50 law firm in Northeast Florida](#)

[Featured bLAWg Posts](#)

[Additional bLAWg Posts](#)

[Results Driven](#)

[Client Focus: Integrity Water Treatment](#)

[Firm News](#)



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J&C ready to bowl for good cause



J&C is dusting off their bowling balls and shining their shoes in preparation for the the Junior Achievement Spring Challenge on March 8. It will be held at 11:30 a.m. at Bowl America on San Jose Boulevard. Check out this year's [prize structure](#), and contact [Molly Roberts](#) (JA special events coordinator) with questions about the event. To learn more about the JA of North Florida, click [here](#) to visit their web site.

To raise funds for our bowl-a-thon, we are hosting our own in-house fundraiser/movie viewing party for our staff, family and friends at the Sunray Cinema in Five Points.

To donate to our team, or to bowl with our team for the event, [contact us!](#)

Good luck team!

Save the Date: J&C to host March Madness party

Please mark your calendars for a March Madness party you will not want to miss!

Open bar, catered, big screen TVs for NCAA tournament watching and basketball arcade games to see if you've still got it.

Thursday, March 20th
5-9 p.m.



Be on the lookout for more details and ticket information.

J&C named top 50 law firm in Northeast Florida



J&C was named among the top 50 law firms in Northeast Florida by the *Jacksonville Business Journal*.

The list is compiled for its annual Book of Lists and is based on number of employees.

Featured bLAWg Posts

Avoiding Problems on Your Next Construction Project

Official Records of Condominium Associations,

By: [James O. Birr, III, Esq.](#)

If you are planning to hire a contractor in Florida to perform construction work, you must first do your homework. Many times, owners will hire a contractor without confirming the contractor is properly licensed and without knowing who is actually performing the work. Below are a few key issues to understand and consider before hiring anyone to perform construction work for you.

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

Part 1 of 3

By: [Chris Cobb, Esq.](#)

Section 718.111(12) of the Florida Condominium Act and Rules 61B-22.002, 61B-22.003(3), 61B-23.002(7) and 61B-23.0021(13) of the Florida Administrative Code provide guidelines for the maintenance and inspection of the association's official records. This blog post will identify what constitutes association official records, what records are exempt and procedures for requesting and responding to official records requests.

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

Click [here](#) to read Part 2 of 3.

Additional bLAWg Posts

Liability for Personal Injuries Arising Out of Construction Defects on Commercial Property in Florida

By: [Brent Zimmerman, Esq.](#)

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

The Statute of Limitations for a Breach of Contract Claim Does Not Apply to All Contracts Equally

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

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

Top Ten Things that Florida Lawyers Need to Know About E-Discovery

By: [Charles B. Jimerson, Esq.](#)

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

Associations Can Collect Unit Owner Past-Due Assessments From Tenant's Rent

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

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

Considerations for an Acquiring Bank in Loss-Share Transactions with the FDIC

By: [Charles B. Jimerson, Esq.](#)

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



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Results Driven

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

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|---|--|---|
| *Prepared and negotiated construction contract for student housing project in Florida. | *Filed successful motion to transfer venue of action to local jurisdiction due plaintiff filing action in improper venue. | *Drafted and served Chapter 558 Notice of Defect letter to contractor and subcontractor for exterior building coating on large Class-A commercial building. |
| *Obtained summary judgment for commercial lender on contested mortgage foreclosure. | *Facilitated full loan payoff for community bank on troubled loan asset forced to move to different institution upon threat of litigation. | *Obtained final judgment after trial for building contractor against painting subcontractor. |
| *Prepared contract for supply and installation of large water pumping system. | *Participated in St. Johns County community association round table. | *Obtained verdict for full damages sought on behalf of general contractor at trial involving breach of contract claims against sub-contractor. |
| *Obtained summary judgment in favor of waste management company on prompt payment claims in private construction dispute. | *Drafted employment agreements and independent contractor agreements for retail services client with multiple locations across state. | *Filed Summary Judgment motion in insurance commission dispute. |
| *Obtained dismissal of lawsuit that was not properly filed in Florida circuit court. | *Drafted opinion for condominium association on unit owner fines. | *Retained as expert witness in attorney fee dispute. |
| *Negotiated confidentiality and e-discovery orders in complex multi-party litigation. | *Filed eviction and breached lease action on behalf of commercial landlord. | *Petitioned court for Order to Show Cause for entry of final judgment of foreclosure on behalf of a condominium association in a lender foreclosure action to expedite the foreclosure process. |
| *Engaged to file suit against corporation and its officers/directors for continuing to operate the business while dissolved in violation of Florida Statutes. | *Retained by condominium association to defend declaratory action on safe harbor. | *Assisted in negotiation of exit agreement for qualifying agent of roofing contractor. |
| *Received full recovery for roofing contractor on construction lien. | *Engaged in forensic inspection of commercial property to assess construction defects. | *Negotiated residential custom home contract for homeowner. |
| | *Negotiated terms of retail lease agreement for client. | |

Client Focus: Integrity Water Treatment

A monthly feature on one of our valued clients.



INTEGRITY
WATER TREATMENT, LLC

Integrity Water Treatment is a family-owned, independent water treatment company that services Northeast Florida. Integrity focuses on customer satisfaction and only offer the best

water treatment solutions for water quality problems.

Jimerson & Cobb is proud to represent [Integrity Water Treatment](#) and wishes it continued success in 2014.

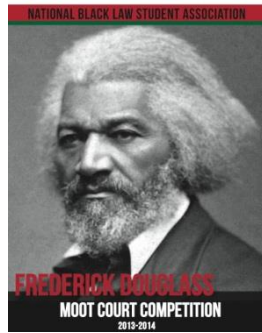
Firm News

Curiosities, ruminations and various eccentricities of firm biz.



Law & Order Up!

J&C team members put together a cookbook of our own recipes to gift others with our excellent culinary talents! Law & Order Up: Where the Courtroom Meets the Dining Room is a compilation of recipes for beverages, appetizers, main dishes and desserts. If you are interested in receiving one, [contact us](#) with your name and address, and we will drop one in the mail for you!



J&C partner judges moot court team

J&C partner Charles Jimerson served on the judging panel for the National Black Law Students Association Frederick Douglass Moot Court Competition last week. To learn more, visit their site [here](#).



Bob Ross Painting Party Happy Hour

J&C celebrated this silly happy hour event with each employee donning smocks and picking up a paintbrush to create their own masterpiece. Happy trees are the best!



J&C welcomes marketing intern

J&C welcomes new marketing intern, Vida Caibigan. She is currently attending Jacksonville University and is studying humanities and political science. Welcome to the J&C crew, Vida!



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