

MINUTES
Treetops / Ocean Breeze
Board of Directors Meeting

June 17, 2009

4:30 p.m.

- I. Call to Order / Roll Call – Bob VanSchelven called the meeting to order at 4:32 p.m.
 - a. Officers & Directors present – Bob VanSchelven, President; Merle Brown, Secretary / Treasurer; Stan Stolarcyk, Director
 - b. Officers & Directors via conference call – Jeff Martyn, Director
 - c. Officers & Directors absent – Peggy Edwards, Vice President
 - d. IMC Resort Services, Inc. representatives – Ron Fenstermaker, President; Bryan Dorshimer, Property Manager; Melissa Fenstermaker, Minutes.
- II. Invited Guests
 - a. Owners of 45 Ocean Breeze; Fred and Jacque Pitts – Mr. & Mrs. Pitts pled their case to the Board with reference to an ongoing roof leak they have been having in their villa. The Board has agreed to bring out another roofer at association expense to review the problem. Additionally, Bryan and Scott will monitor the villa. The Board will report their findings back to the Pitts.
 - b. Jim MacLeod; Coastal States Bank to discuss Fannie Mae Freddie Mac lending requirements.
 - c. Attorney for TT/OB; Greg Alford – Joined the meeting to discuss the collections procedures / situation within the association. He offered alternatives to their current methods for collecting past due amounts. Scott Wild, an attorney from Alford & Wilkins will attend the annual meeting to discuss the collections issues with the owners.
- III. Approval of the Minutes
 - a. April 1, 2009 – **Stan Stolarcyk made a motion to waive the reading of the minutes from the April 1, 2009 board meeting and accept them into record as written. Jeff Martyn seconded the motion. The motion passed without opposition.**
- IV. President's Report – Bob reported that he has had some complaints from owners about the tables at the pools being dirty. The janitorial staff will be taking care of them. Bob, Bryan and the landscaper did a walk-through survey of the property; Bob reported that the property is looking good.
- V. Management Report – Bryan reported on the state financial state of the association
 - a. Cash position – Bryan presented the cash position of the association as of June 17, 2009.

Working Capital	\$ 3,229.95
Operating Checking	\$ 300.00
Replacement Fund	\$ 34,918.24
Insurance Reserve	\$183,694.71

- b. The insurance reserve is owed approximately \$106,000 by the association for funds that have been borrowed to pay the monthly bills.
- c. Collections – At the end of May receivables were at \$178,000. See the attached report from Alford & Wilkins, P.C.
- d. Site Manager Report – See Bryan's report for his activities since the last meeting. The community is being inspected to make sure that maintenance is completed.

VI. Committee Reports

- a. Budget & Finance / Contract Review / Insurance – Coupons will be ordered after the annual meeting.
- b. Long Range Planning - None
- c. Parking / Security / Neighborhood Watch - None
- d. Maintenance – The annual site inspections will be scheduled for the fall.
- e. Newsletter – Ron reported that publishing of delinquents is not recommended within industry standards. Future issues will be revised to not list names, just print the amounts due, break it into 30, 60, 90 and more days delinquent.
- f. Buildings & Grounds - None
- g. Environmental Quality - None

VII. Old Business - None

VIII. New Business

- a. Animal waste stations – Bryan has shopped pricing for these items. On average they are \$400 - \$500 each. The Board authorized Bryan to order one of the less expensive units for installation at a location to be determined. The funds to purchase this will be taken from the pet fees collected.
- b. Board Orientation – Ron suggested an orientation / refresher course for the Board to consider. This session would cover the responsibilities of Board members. Stan suggested IMC run one session for all of the properties managed by IMC Resort Services, Inc.
- c. Social Prep – 5:30 p.m. on Friday evening at main pool. Association to provide waters, ice, sodas, paper products.

- d. Annual Meeting Prep – The Board authorized management to purchase 4 dozen donuts, juices, waters.
- IX. **Adjournment – Merle Brown made a motion to adjourn at 6:40 p.m. Stan Stolarczyk seconded the motion. The motion passed without opposition.**

Next meeting
To be determined



Board of Directors Meeting; Treetops/Ocean Breeze; HPR.
Wednesday, June 17, 2009
Site Managers Report, Bryan C. Dorshimer

1. Monitoring your vendors:

- ◆ Pool: **Plantation Pool Services** – good, the pools have been DHEC inspected 2X this year with no closures. The umbrellas are a little beat up and will need to be replaced. Pool bathrooms should be renovated.
- ◆ Refuse: **Coastal Waste** – very good, service is performed on contracted service days and at a regular time on those days. No missed service to report and/or complaints. The service days are M-TH-Sat. Between management and U.S Lawns the enclosures have been fairly clean.
- ◆ Pest control: **Lanes Pest Control** – satisfactory, minimal complaints, very responsive if there is a call back, minimal key problems, very accommodating to those residents with pets, very good at reporting owner maintenance items.
- ◆ Landscaping: **U.S Lawns**, good, very good at maintaining/regular maintenance and responsive upon any requests.
- ◆ Elevators: **Atlantic Coast Elevators**, good, no mal functions or problems since our last meeting

Outlook: Continue to monitor vendors.

2. Management makes consistent security walks and light checks at various points throughout the week and

weekends. Ticketing has also been random, more numerous. Very minimal amount of cars without permits. Ticketing on Friday and Saturday nights has been very productive and we have removed no vehicles since our last meeting; there are a few on notice that will be relocated if there is no compliance.

Outlook: Continue to make patrols, light checks and ticketing.

3. Continuously notifying owners and/or renters of covenant violations. The violations include but certainly are not limited to noise, cars, dogs, widows, car maintenance, college flags, and welcome signs.
- Owners have been notified of fogged windows, missing screens, tile illegally installed on patios; via hangtag, email or letter.
 - Mixed feedback in regards to the regime request to have all items that are illegally attached to the common element removed.
 - Multiple owners and renters have complied.
 - Several owners are very disappointed with this decision.
 - The regime has started to removed these items and place them inside the unit or if they have been abandoned they have been disposed.

Outlook: Continue to keep balcony/patio and common area violations under control by way of hangtags, letters and fines. Regime will be replacing fogged glass, missing screens and removing illegally attached items at the owner's expense.

4. Maintenance Issues: Misc.

- Garbage runs; mattresses, couches, grills, bikes, other misc. items.
- Light bulb replacement is done daily.
- Minimal painting/touch up property wide; including but not limited lattice, pool house doors, railings on

the boardwalk, siding and other common element items.

- A few roof leaks to report since our last meeting; including leaks at 6104, 5502-4, 6302, and 4302 Tt.
- Delinquent notices are posted for all those in arrears and will be updated monthly.
- Selective roof and gutter cleaning is scheduled for this week; the afternoon storms are contributing to the amount of debris.
- Various common element wood rot repairs.
- Island Plumbing will be hydro jetting main sewer lines on an ongoing basis for all the stucco buildings.
- Recent fire inspection turned up a few items including but not limited to some new FDC signs, electrical box covers and shrubbery trimming to expose FDC hook ups.

Outlook: Continue to inspect and repair common element as needed.

5. Villa to villa leaks

- 4804 Tt tub drain leak into 4803 Tt tub; the tub and ceiling repairs were made by the owner of 4804.

Outlook: Continue to work with owners to make sure all parties resolve the issues that caused the leak and are satisfied with the all associated interior repairs.

6. Treetops unfinished roofs

- 3901-4002, 4301-4402, 4501-4602, 4701-4904, 4801-5004, 5301-5304, 5401-5504, 5901-6002, 6101-6104, and 6601-6604.
- Three mailbox kiosks and the main pool house.
- HHI Residential and Commercial Roofing Co. has submitted a proposal in the amount of \$103,000.00; this does not include unforeseen roof sheathing issues and the cost of material is increase every two or three weeks.

Outlook: Management will continue to monitor conditions of the roofs and repair as needed. Preventative roof blowing and inspections are done at least 3 times a year.

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STATUS REPORT

June 16, 2009

Key:

Bold = Account is current, in repayment plan, or on hold
Highlighted = further action to be taken by this firm
Highlighted = Information for action needed by IMC or Board
Underlined = closed file

TREETOPS / OCEAN BREEZE

(Mitchell J. Thoreson)

Property Property Owner Status

COLLECTIONS

4001 Treetops	Berkeley, Anne	Lien filed 2.26.09; Await further instructions from Board
90 Ocean Breeze	Bowler, Jolyn	Lien filed 4.9.09; Amount sent to Bowler to bring account current per Bowler's request on 4.20.09; Await further instructions from Board
4803 Treetops	Cilliers, Charl	Lien filed 12.22.09; Lien released 1.9.09; Payoff provided to owner for increasing balance; Lien sent to ROD for recording; Serve when online

32 Ocean Breeze	Counts, Howard Counts, Stephanie	Lien sent to ROD for recording; Serve when online
7 Ocean Breeze	De Santis, Robert & Pam	Lien sent to ROD for recording; Serve when online
7107 Treetops	Egan, Daniel & Elizabeth	Lien filed 3.2.09; Owners are disputing account; Await further instructions from Board
57 Ocean Breeze	Hebrank, Michael Carella, Gerald	Lien filed 9.2.08; Release of Lien sent to ROD for recording; Collections letter sent 6.8.09; Waiting on return card
7305 Treetops	Jenkins, Brian	Lien sent to ROD for recording; Serve when online
4502 Treetops	Resort Investments	Lien filed 6.27.08; Check to see if judgment(s) obtained in Magistrate Court are still owing and are attached to this account
6304 Treetops	Resort Investments	Lien filed 6.27.08; Check to see if judgment(s) obtained in Magistrate Court are still owing and are attached to this account
7703 Treetops	Sonberg, Richard & Amy	Lien sent to ROD for recording; Serve when online
4801 Treetops	Whitmore, Janet Caruso, John	Lien drafted; Waiting on returned Verification from Jaime

PERSONAL JUDGMENTS

5301 Treetops	Harmon, Suzanne	Lien filed 12.22.08; Magistrate suit commenced; Serving
5004 Treetops	Hayes, Kenneth Robirds, Nathan	Magistrate suit filed 9.3.08; Defendants in Default; Order drafted and sent to Magistrate Court to transfer case to Common Pleas; Check on status as to transfer
5302 Treetops	Keenan, Patrick	Magistrate Court Complaint filed 3.23.09; Substitution of counsel documents filed; Serving
5902 Treetops	Keenan, Patrick	Magistrate Court Complaint filed 3.23.09; Substitution of counsel documents filed; Serving

7706 Treetops	Keenan, Patrick	Magistrate Court Complaint filed 3.23.09; Substitution of counsel documents filed; Serving
7804 Treetops	Kitty, Robert	Suit brought against Kitty by Treetops 1.20.09; Default Entry obtained; File Motion for Default Judgment
4902 Treetops	Patrick, Susan	Lien was filed in 2008 but may need to be released; Letter has been sent warning of bringing possible suit if account not brought current; File Magistrate Court suit
7902 Treetops	Resort Investments	Lien filed 6.27.08; Magistrate Court suit filed 3.24.09; Serving; Check to see if judgment(s) obtained in Magistrate Court are still owing and are attached to this account

FORECLOSURES

4602 Treetops	Johnson, William	Foreclosure suit instituted by Bank 3.24.09; Answer and Cross-Claim filed 4.2.09; Serving; Bank has dismissed suit; Continue pursuing cross-claim
427 Lake Park Way	Johnson, William	Foreclosure suit instituted by Bank 5.8.09, but Treetops was not included originally; Consent Order to Join as party to be entered; Answer by 6.30.09
7804 Treetops	Kitty, Robert	Foreclosure suit filed by Bank 1.9.09; Simple Answer filed 3.9.09; Judgment of foreclosure entered 5.8.09; Monitor case
4502 Treetops 6304 Treetops 7902 Treetops	Resort Investments	Foreclosure suit filed by Bank against all 3 Properties 5.1.09; Answer and Cross-Claim sent for filing 5.21.09; Make sure serving Cross-Claim; File Motion to Appoint Receiver and collect rents
5602 Treetops	Roberts, Ruth	Lien filed; Letter received re: no payment available because house is on market to be sold; Foreclosure suit filed by Bank 5.1.09; Answer and Cross-Claim filed 5.6.09; Serving

EXECUTIONS IN PROCESS (Judgments Obtained)

7801 Treetops	Chism, Charles	Foreclosure suit instituted by Bank; Answered and Cross-Claimed; Judgment obtained; Bank dismissed
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		foreclosure suit; Execution against Property sent to Sheriff's Office 3.4.09; Check whether judgment was vacated per online records
7801 Treetops	Chism, Charles	Judgment obtained; Partial satisfaction of judgment forwarded by Sheriff's Office, but still a balance; Nulla bona received; Check for assets again on 1.1.10
7804 Treetops	Kitty, Robert	Judgment obtained 1.7.08; Execution returned nulla bona on 2.25.09; Check for assets again on 2.25.10
4602 Treetops	Johnson, William	Judgment obtained 11.10.08; Execution in process; 2 partial amounts of judgment recovered in execution; Monitor execution
4904 Treetops	Maleh, Steven	Judgment obtained 4.30.07; Execution has brought several payments, with balance of \$555.01 left on judgment account; Property up for sale on 5.4.09, but was pulled because balance was so low; Contact Sheriff's office to change address for execution to our firm; Examine statement(s) and move charges related to execution to judgment account and not regular account
7704 Treetops	Martin, Connie	Judgment obtained 5.17.07; Judgment account decreasing steadily through payments; Monitor file
7503 Treetops	Slade, Jay	Judgment obtained in Magistrate Court 4.2.09; Execution against Property obtained 4.10.09; Send execution to Sheriff?

BANKRUPTCY

7103 Treetops	Kollaros, Evangelos Kollaros, Laura	Owners filed for bankruptcy; Bankruptcy may be finished; Institute action against owners for amounts accrued since bankruptcy filing?
7304 Treetops	Szymanski, Thomas Szymanski, Amy	Foreclosure suit filed by Bank 6.23.08; Answer and Cross-Claim filed 7.2.08; Served; Filed Bankruptcy 10.10.08; Proof of claim has been filed with Bankruptcy court; Check to see if still in bankruptcy; Check to see status of prior claim and if discharged

CLOSED COLLECTION FILES, CURRENT ACCOUNTS, ETC.

<u>7803 Treetops</u>	<u>Andrews, Clark & Jean</u>	<u>Lien filed 6.27.08; Lien Released 4.22.09</u>
<u>24 Ocean Breeze</u>	<u>Jolley, Jerry & Ellen</u>	<u>Magistrate Court suit brought and Confession of Judgment signed 1.22.09; Judgment entered 1.30.09; Payment plan agreed to; Conflict.</u>
<u>7108 Treetops</u>	<u>Kaufmann, Bill & Cheryl</u>	<u>Lien filed 12.22.08; Magistrate suit filed 3.25.09; Case dismissed and lien released.</u>
<u>Unit 42 The Oaks</u>	<u>Keenan, Patrick</u>	<u>Foreclosure filed for different property 2.2.09; Simple Answer filed 3.5.09; Case appears to have been dismissed.</u>
<u>Unit 46 The Oaks</u>	<u>Keenan, Patrick</u>	<u>Foreclosure filed for different property 2.2.09; Simple Answer filed 3.5.09; Case appears to have been dismissed.</u>
<u>Unit 47 The Oaks</u>	<u>Keenan, Patrick</u>	<u>Foreclosure filed for different property 2.2.09; Simple Answer filed 3.5.09; Case appears to have been dismissed.</u>
<u>Unit 60 The Oaks</u>	<u>Keenan, Patrick</u>	<u>Foreclosure filed for different property 2.2.09; Simple Answer filed 3.5.09; Case appears to have been dismissed.</u>
<u>92 Ocean Breeze</u>	<u>McGuffin, Frank</u>	<u>Lien filed 12.22.08; Lien released.</u>
<u>41 Ocean Breeze</u>	<u>Richmond, Reid</u>	<u>Lien filed 4.9.09; Payment to be handled directly with IMC because of conflict between firm and owners</u>
<u>103 Ocean Breeze</u>	<u>Terenin, Iwan</u>	<u>Lien filed; Property sold and all amounts paid; Lien released 4.6.09</u>

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June 15, 2009

Via E-Mail (jaimc@imcresortservices.com)
Board of Directors, Treetops/Ocean Breeze HPR
c/o IMC Resort Services, Inc.
2 Corpus Christi Place, Suite 302
Hilton Head Island, SC 29928

Re: The Collections Process and Foreclosure

Dear Board:

First and foremost, this firm appreciates your decision to retain us in handling the collections files for the Treetops/Ocean Breeze Horizontal Property Regime (the "Regime"). We look forward to representing you, and we are ready and willing to help you with any matters or issues which may arise. The following is a brief description of the collections process and foreclosure. Please be advised that the contents of this letter represent our legal advice to you, and any alteration of the contents of this message may result in an incomplete legal analysis, which will not bind this firm should third parties rely on this information.

We have thoroughly reviewed the many Treetops/Ocean Breeze collection files which were transferred to our office two months ago. It appears that the strategy used by the Board, in conjunction with the law firm of Bullard & Friedman, P.A., has largely been one of frequent and repetitive Magistrate Court lawsuits for unpaid Regime account balances. These lawsuits routinely result in judgments against the delinquent owner(s). Some of these judgments are satisfied (paid off) by the owner(s), either immediately or over time. Other judgments are returned unsatisfied, leaving the Regime with little to no recovered money; instead, the Regime is simply left with a court decision stating that the Regime is legally owed a certain sum of money by the owner(s).¹

¹ This occurs when an owner has little to no assets upon which to execute. Note, however, that a judgment is valid for ten (10) years from the date of the judgment. Therefore, if the Regime is unsuccessful in executing upon a

In general, pursuing a judgment against an owner is not a lesser or weaker method of collection, particularly if the owner is known to have money or assets upon which a judgment can be executed. If a judgment is obtained against an owner and that judgment is then satisfied, the Regime suffers no direct loss because the judgment accounts for any additional fees (such as attorney fees) which have accrued in connection with that account.² The only party directly suffering in such a case is the owner, who is forced to pay an increased amount due to the additional fees charged to the account, whether legal fees or otherwise. In addition, pursuing a judgment against an owner within a larger foreclosure of that owner's property (such as one instituted by a bank or other lending institution), is often times the best and only means of protecting the Regime's interest. However, problems may arise when a Regime has a policy of only pursuing judgments against owners, regardless of the owners' abilities to satisfy those judgments and regardless of the amounts of the owners' balances. In some instances, foreclosure of an owner's property may be the best means of collection.

In most cases, the Regime may wrest lawful ownership of a property from an owner through foreclosure proceedings. The Regime may then apply any rents collected or profits generated from a subsequent sale toward satisfying the owner's initial debt with the Regime, with all excesses to be retained by the Regime if (or until) a mortgage-holder asserts its rights to the property. Foreclosure of an owner's property is the most drastic remedy for an owner's association, and is best suited for specific or extreme circumstances, or for very difficult owners. Because foreclosure does not always result in a fully paid account balance, the goal of any foreclosure by an owners' association should be to remove a non-paying owner from the property and place a paying owner into the property.³

The relative advantages and disadvantages of the choice to foreclose must be carefully weighed. Should the Regime be the successful bidder at sale, it would take title to the property subject to any superior liens. While not bound by the terms of a note supporting a mortgage that may exist on the property, the property is bound by the mortgage itself. Therefore, any superior lien-holder (mortgage-holder) retains the right to foreclose its lien should the Regime fail to keep the mortgage account current. Even with the mortgage-holder subsequently foreclosing on the mortgage, however, the goal of foreclosure has already been achieved – that of removing the non-paying owner from the property and placing a paying owner into the property.

The following is an example showing the economic effects of foreclosing versus not foreclosing on a certain property. Assume that the standard monthly Regime assessment for a Treetops/Ocean Breeze unit is \$394.00 per month. In addition, monthly late charges in connection with the monthly assessments are \$25.00 per month:

- 1) An owner who does not pay the standard assessments and their associated late charges for one (1) year has caused the Regime to fail in collecting \$5,028.00 from that property.

judgment, the execution process may be re-visited again at any point in the future, up to ten (10) years from the date of judgment, in order to see if the owner has acquired assets upon which to execute.

² Note that the Regime may suffer indirect losses in connection with the delayed payment of the account balance.

³ In essence, the primary goal of any foreclosure should be to "stop the bleeding" as to a non-paying owner.

- 2) The Regime's cost to carry out the foreclosure process is estimated at \$2,750.00.⁴ In addition, the Regime would fail to collect unpaid Regime fees and associated late charges during the time it takes to foreclose, which we have estimated at seven (7) months (\$2,933.00). However, after the property is foreclosed upon, there are still five (5) months left in the "year." Therefore, the Regime would receive five (5) months of Regime fees after the foreclosure process, but before the "year" is finished (\$1,970.00).⁵ The result can be viewed in two ways:

- (a) The total cost to the Regime this year would be estimated at \$780.00 to foreclose on the property, and the Regime would fail to collect \$5,028.00 of Regime fees and associated late charges for the year.

- (b) The total cost to the Regime this year would be estimated at \$2,750.00 to foreclose on the property, and the Regime would fail to collect \$3,058.00 of Regime fees and associated late charges for the year.

Initially, the option of foreclosure appears to be more expensive, as the Regime is better off this first year by \$780 if not foreclosing. However, foreclosure must be viewed as a preventive measure and not as an immediate solution. If foreclosing in year one in this scenario, the Regime would actually be better off by \$3,948.00 at the end of year two. This is shown by examining the following year:

- 1) The owner who did not pay any Regime assessments and their associated late charges for the past year is unlikely to pay the following year. Therefore, the Regime again fails to collect \$5,028.00 from this property. This totals \$10,056.00 of Regime assessments failed to be collected in two (2) years.
- 2) The foreclosed property with the new owner will now contribute \$4,728.00 for assessments to the Regime this year. The total amount of assessments failed to be collected in two (2) years on this property remains the same as the total amount of assessments failed to be collected the previous year (see 2(a) and 2(b) above). Taking the perspective of 2(a) above and subtracting the net cost of foreclosure (\$780.00) from the Regime assessments paid this year, the Regime is better off by \$3,948.00 after two years, if foreclosing. In addition, other expenses, such as Insurance Fees, will be paid by the new paying owner.

⁴ The actual cost of a foreclosure typically ranges anywhere from \$2,000.00 to \$3,500.00, depending on the complexity, parties involved, and actions of senior lien-holders. In addition, these figures may vary greatly depending upon the employee completing the task, the nature of the task, and the amount of review or work involved. These figures are intended to be an average, and are by no means intended as a definitive or binding quotation of price or time; they are an estimate.

⁵ Note that this example assumes that the regime would have a paying owner or renter in the property immediately at the conclusion of the foreclosure process.

What this all means is that if the Board feels comfortable predicting that a certain owner will pay little to no Regime assessments for an extended period of time (usually 7 months or more), then the Board should feel comfortable with the idea of foreclosing on the property.⁶

As to when a foreclosure should be initiated (at what point in the increasing account balance), that is a complex question with no definite answer. From a purely economic standpoint, when the account balance has exceeded the cost of foreclosing on the property, the property should have been foreclosed upon from the start. Of course, the Board cannot simply foreclose upon properties immediately at the start of their ownership, based solely on a hunch that the owner will not pay. Thus, there is inevitably a time lapse from the first few missed payments until a decision to foreclose. Within that time frame, the Board is essentially gambling in deciding whether to lien the property, obtain a judgment against the owner, or foreclose on the property. As noted previously, foreclosure is a drastic remedy and should only be used for exceptionally delinquent or troublesome owners.

As can be seen, the decision to foreclose rests in part on the accrued balance to date, and also in part on the prediction of possible future payments of the owner.⁷ The advantages and disadvantages of the choice to foreclose must be carefully weighed on a case-by-case basis. Further, as mentioned above, the goal of any foreclosure by an owners' association should be to remove a non-paying owner from the property and place a paying owner into the property; the goal should not be to regain all amounts which have gone unpaid on the account.

After reviewing the collection files for Treetops/Ocean Breeze, it is this firm's belief and opinion that there are properties which are good candidates for foreclosure, based on their current account balances as well as the payment histories and predicted payment actions of the owners. Should the Board consider foreclosure as an alternative in the collections process of any of the properties, our firm will be happy to assist the Board in determining the proper course of action.

If you would like any further clarification of the issues covered in this letter, or if you have any questions, comments or concerns, please do not hesitate to contact me. I am,

Very truly yours,
ALFORD & WILKINS, P.C.


Mitchell J. Thoreson

⁶ Note that these numbers do not account for other fees which are typically charged to accounts, such as Insurance Fees, Fines, and routine legal expenses for files in collections. The likelihood of these additional charges would tend to favor foreclosure over non-foreclosure in close cases.

⁷ Another factor in the decision to foreclose is that a foreclosure must be accomplished through the Beaufort County Court of Common Pleas, while a judgment may be obtained in the Magistrate Court. Magistrate Court is significantly cheaper and faster than the Court of Common Pleas. Note, however, that Magistrate Court has a jurisdictional limit of \$7,500.00, and any accounts exceeding this amount must be filed in the Court of Common Pleas.