

## COMMUNITY ASSOCIATION AUTHORITY TO REPRESENT AND RETAINER AGREEMENT

This Agreement is effective from January 1, 2026 to December 31, 2026.

This Agreement can be renewed for additional one year periods, **AT THE ELECTION OF THE ASSOCIATION**, by paying the Annual Retainer Fee for the next calendar year period. The billing rate and the terms of this Agreement effective for any renewal term remain the same, unless a change is announced by the Firm in writing. **This Agreement may be terminated at any time by either party by giving written notice to the other party.**

**Miles Grant Condominium Two, Inc. ("Association"),**

by and through its Board of Directors, retains the law firm of BECKER & POLIAKOFF, P.A. (hereinafter referred to as "Firm" or "Becker"), to represent it as legal counsel in the matters described in this Agreement and its Exhibits. This retainer and representation is solely and exclusively for the benefit of the Association, as a corporate entity, and not for any other party or third parties. There are no intended third party beneficiaries, including, but not limited to members of the Association; residents living in the community operated by the Association or guests of such residents; officers, directors, employees, or agents of the Association.

Paying the Annual Retainer Fee sum of Three Hundred Dollars (\$300.00) entitles the Association to the services listed in Exhibit "A".

The Firm will provide general legal services upon the request of the Association or as authorized by this Agreement concerning the day-to-day operation of the Association, including certain litigation, arbitration and mediation matters, on the reduced hourly fees stated in Exhibit "B" to this Agreement, subject to the terms and conditions in Exhibit "A".

The undersigned officer or agent of the Association represents and certifies that he/she is authorized by the Board of Directors to execute this Agreement and agrees to the terms contained in the attached Exhibits on behalf of the Association and its membership.

**"ASSOCIATION"**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

Date: \_\_\_\_\_

The above employment is accepted on the terms set forth herein.

**BECKER & POLIAKOFF, P.A.**



BY \_\_\_\_\_

KENNETH S. DIREKTOR, ESQ.  
Association Practice Group Leader

**EXHIBIT "A"**  
**SERVICES PROVIDED UNDER THE ANNUAL RETAINER AGREEMENT**

1. Reduced hourly rates for all Becker attorneys performing work under the Annual Retainer Agreement. This includes general association matters, mediation, arbitration and certain litigation services.
2. The Firm will prepare a standard Annual Meeting Notice Package [notice(s), general or statutory limited proxy (as applicable), and voting certificate] for the Association's Annual Meeting occurring within the calendar year of the Annual Retainer Agreement. The preparation of the standard Annual Meeting Notice Package is subject to a flat fee of \$300.00 (in addition to the annual retainer fee), regardless of the number of units within the Association (units include all individually owned units, lots, homes, or parcels, whether residential or commercial). You will receive a link to your Annual Meeting Questionnaire every year with instructions on how to fill out and submit electronically after completion. **NOTE: The Association will be billed for preparing voting documents for any vote other than the election of the Board of Directors. The attendance of an attorney at the Annual Meeting, preparing amendments or anything else not specifically included in the standard notice package set forth above are not included under the Flat Fee and will be billed at the hourly fee in Exhibit "B" to this Agreement.**
3. As an Annual Retainer Client of Becker, you will have exclusive access to Association Adjusting - a licensed and insured Public Adjusting Firm, which provides Becker clients with only the highest level of professionalism and excellence on claims stemming from hurricane damage, water damage, theft, fire, mold, roof leak, or any other type of calamity.
4. Membership in the Firm's Community Association Leadership Lobby ("CALL") is exclusive to annual retainer clients and includes year-round CALL email alerts explaining and tracking Florida legislation and other timely topics impacting shared ownership communities. In addition, our legislative update each year will summarize the new laws that have passed and provide guidance on the operational changes you and your management team need to implement to comply with those new laws.
5. First access to Firm publications which highlight new case decisions, legislation, or other important matters to keep your Association informed. Our many blogs, newsletters, and special alerts, such as our Florida Condo and HOA blog, Community Association Law Blog, Construction Law Authority Blog and Community Association Update E-Newsletter, are designed to keep you informed on all the latest news that could affect your Association.
6. Annual retainer clients will receive personalized, periodic emails from their attorney at no charge explaining new legislation or other legal developments that may impact the Association's operations.
7. Free, client-focused programming, including more than 200 client educational courses and webinars annually on a variety of topics, including: Board Certification, Legal Updates, Hurricane Preparedness, Budget and Reserves, Construction Defects, Turnover, and more. We also offer special webinar topics, such as Updating Documents, SB154 Applications, and Insurance. Classes are DBPR approved for Board Members and CAMs (Managers). Many of our classes are also available online at: <https://www.floridacondohoaqlawblog.com/classes/>.
8. Access 24 hours per day, 365 days per year to the Firm's collection/foreclosure case information Website: <https://portal.beckerlawyers.com>. This Client portal, which is password protected, allows you access to your collection/foreclosure matter(s) at any time of day or night, so that you no longer have to call or get billed to find out the status on your matter(s). The portal is updated regularly and also enables you to view and/or print status reports on any one or all of your collection/foreclosure matter(s).

**EXHIBIT "B"**  
**BECKER & POLIAKOFF, P.A.**  
**STUART, FLORIDA**

**ANNUAL RETAINER BILLING RATES**  
(January 1, 2026 – December 31, 2026)

<u>ATTORNEY</u>	<u>HOURLY BILLING RATES</u>
<b>Kenneth S. Direktor</b> .....	\$475.00
Shareholder Chair, Community Association Law Practice Group Board Certified Specialist, Condominium & Planned Development Law	
<b>Jane L. Cornett</b> .....	\$400.00
Office Co-Managing Shareholder Board Certified Specialist, Condominium & Planned Development Law	
<b>Howard E. Googe</b> .....	\$400.00
Office Co-Managing Shareholder	
<b>Allison L. Hertz</b> .....	\$385.00
Shareholder, Board Certified Specialist, Condominium & Planned Development Law	
<b>Joseph S. Arena</b> .....	\$375.00
Senior Attorney Board Certified Specialist, Condominium & Planned Development Law	
<b>Law Clerks and Paralegals</b> .....	\$ 90.00

**NOTE:** Other attorneys, not included on this list, will from time to time perform work for your Association. At such time, you will be advised of their billing rates before any work is commenced. Rates for collection work will vary and are set forth in the Exhibits to this Retainer.