

Becker

COMMUNITY ASSOCIATION AUTHORITY TO REPRESENT AND RETAINER AGREEMENT

This Agreement is effective from JANUARY 5, 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.**

Village Brooke Condominium Association, 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: *Diane Namish*
Print Name: Diane Namish
Print Title: PRESIDENT HOA Village Brooks
Date: 1-5-2026

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

BECKER & POLIAKOFF, P.A.

BY 
KENNETH S. DIREKTOR, ESQ.
Association Practice Group Leader