



JIMERSON & COBB, P.A.



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**"Gratitude can transform common days into thanksgivings,
turn routine jobs into joy, and change ordinary
opportunities into blessings."**

-William Arthur Ward

This month, I concluded my year of service as the **youngest Chairman of the Florida Construction Industry Licensing Board**. Leading the CILB has been the honor of a lifetime and I could not have

done it alone. At the end of the meeting, I took the opportunity to go around the room and tell everyone that serves the board how wonderful they are and how grateful I was for their service. At the end, my eyeballs were sweating and the return gratitude that I received was humbling.



There are two people who deserve my special thanks. **Charlie Jimerson**. While I was off leading this organization, you were leading our firm. My service on the board was not possible without your commitment to our group and unwavering support. Thank you for supporting this effort and I am lucky to have a friend and partner like you.

Joy Cobb. You are the Chief Operating Officer of the Cobb household. I could not have done this (or anything) without you. The sacrifices that you made each month while I was away were great. Thank you for supporting my effort and I am lucky to have a friend and spouse like you.

I want everyone to remember during this time of Thanksgiving that it is not what you say to people that matters, but it is how you make them feel. Please take a moment to pass some gratitude forward. Happy Thanksgiving.

Christopher M. Cobb

Chris Cobb Called to Speak to the Florida House of Representatives



In case you missed it, click here to watch the full video.

On October 25th Chris Cobb, Chairman of the Construction Industry Licensing Board, was asked to present on construction lien law to the Careers & Competition Subcommittee of the Florida House of Representatives. The presentation educated members of the legislature on the ins and outs of Florida's construction lien law. "It was an honor to be asked by the committee to present information regarding this very important law for Florida's construction industry," said Cobb. The presentation was broadcast live on The Florida Channel. Way to represent, Chris!

Adam Edgecombe Re-Elected to ImpactJAX Board



Connect with Adam
on LinkedIn

ImpactJAX, the Jacksonville Chamber's Young Professionals group, has reelected associate Adam Edgecombe to its Board. This will be his second year on the board serving as Community Pride Chair. The committee is responsible for hosting and participating in local events to show off their Jacksonville pride, including the Painting of the Paws. In past years Adam has contributed to ImpactJAX by planning and executing networking and volunteering events for Impact members.

J&C Legal Blogs

Are you keeping up with the latest information in business and law? J&C publishes weekly blog posts covering topics from construction law, business litigation, eminent domain law, community associations law and everything in between. [Click here to subscribe](#) today and stay up-to-date on the latest legal news from these areas:

- [Construction Industry Law Blog](#)
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Construction Industry Law Blog



The Disciplinary Process of a Certified Contractor in Florida: Part Two

By: [Clayton T. Osteen](#)

In the [first part of this series](#) Clayton discussed the disciplinary process leading up to the Probable Cause Panel ("Panel") proceedings. [This article](#) will discuss how an Administrative Complaint is properly filed to initiate formal discipline on a licensee, and the decisions that a licensee must make once an Administrative Complaint is filed.

[More from the Construction Industry Law Blog](#)

Florida Takes First Step in Curbing Frivolous ADA Lawsuits by Allowing ADA Qualified Expert Reporting

By: Charles B. Jimerson

As stated in the law, the Americans with Disabilities Act ("ADA") is "an Act to establish a clear and comprehensive prohibition of discrimination on the basis of disability." Recently, the ADA has been in the news due to certain lawyers and claimants abusing the system. [Click here](#) to learn more about Florida legislation in response to the statewide glut of frivolous ADA related lawsuits.

Condominium Law Blog



Are E-Mails Considered Official Records for Florida's Community Associations?

By: Hans C. Wahl

Florida's community associations, including condominiums and HOAs, are required to keep and maintain its official records. When detailing what are considered the official records, the statutes provide a catch-all provision that states, "all other written records of the association not specifically included in the foregoing which are related to the operation of the association." [Click here](#) to find out if emails between members of the board of directors fall under this catch-all provision.

More from the Condominium Law Blog

Quick Tips for Association Board Members: The Four B's of Writing Minutes for Board Meetings

By: Brad Hughes

The minutes of any meeting of the Board of Directors for a Condominium Association or a Homeowners' Association are public records per Florida law. The goal of your minutes are twofold: 1) to efficiently provide information and 2) to prevent additional and more detailed requests for information. The minutes should not be an afterthought. So what should a board do to ensure the minutes are effective? [This blog](#) breaks it down into four easy steps.

And Your Association Thought Foreclosure Was Bad? The Consequences of Tax Sales & Tax Deeds for Community Associations

By: Adam B. Edgecombe

It is a scenario familiar to every association: an owner falls behind on his or her assessments and doesn't get current, and the association initiates the lien recordation and foreclosure process. However, before the association can foreclose its lien and move the property to foreclosure sale, the mortgagee of the property files suit to foreclose its mortgage lien.

[Click here](#) to read more about this scenario and what associations can do to protect their interests.

Business Litigation Blog

Contracts in Florida: Do You Have the Right Venue Provision?

By: James O. "Joby" Birr



Contracts are an integral part of business transactions. Indeed, businesses and their lawyers spend many hours preparing and negotiating contracts covering myriad issues. Regardless of the type of business contract, it is imperative that parties clearly and succinctly state how and where any contractual disputes get resolved.

More from the Business Litigation Blog

Obtaining Fair Value for Buyouts in Close Corporations

By: Charles B. Jimerson & Daniel L. Buchholz, J.D. Candidate

Minority shareholders in a closely held corporation can find themselves in a difficult position if the majority shareholder engages in oppressive, fraudulent, or illegal conduct. [This blog post](#) discusses the buyout remedy in the context of dissolution and how courts determine the "fair value" of a minority shareholder's interest in a closely held corporation.

Contractual Language That May Successfully Limit Fraud Claims

By: D. Brad Hughes

Businessmen and women have been trying to eradicate fraud claims through contractual language since the beginning of Florida jurisprudence. Historically, attorneys have used three clauses in an effort to "kill fraud claims" with contractual language. [Click here](#) to learn how attorneys use waiver clauses, merger clauses and non-reliance clauses in these cases.

What You See Is Not Always What It Seems: Due Diligence in the Mergers & Acquisitions Process Part I - Legal Due Diligence

By: Kayla A. Haines, MBA

The main purposes behind due diligence are (1) verifying the information provided by the seller is accurate; and (2) uncovering any material information that the seller has not already provided, either intentionally or unintentionally. **This blog** takes a deeper view of the legal aspect of due diligence.

Firm News

Curiosities, Ruminations and Various Eccentric of Firm Biz

Not saying that I'm Batman, but I'm just saying you've never seen me and Batman in the same room together.



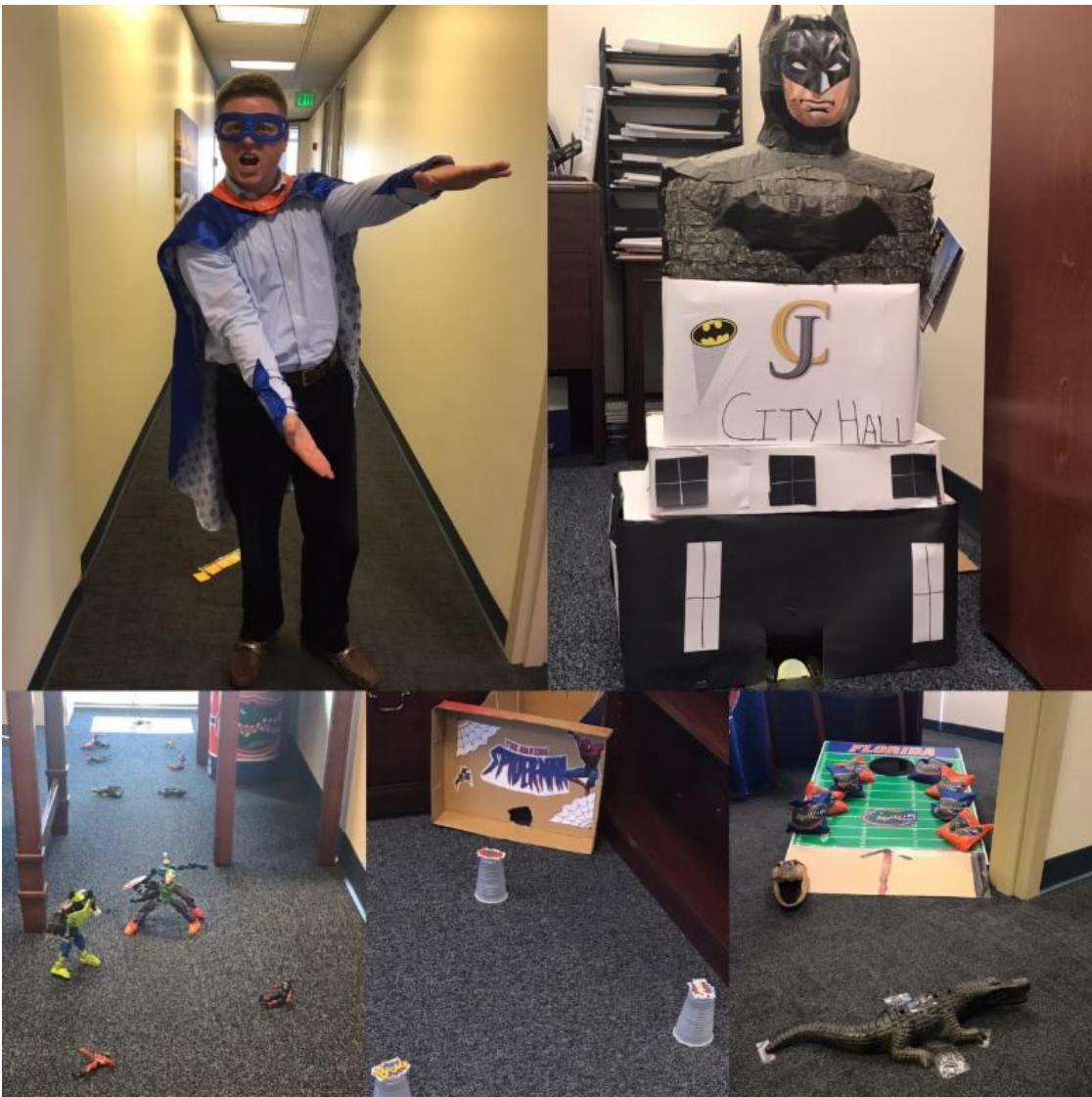
Every month we plan a firm competition giving us a chance to bond and step away from the courtroom or the boardroom for a while. This month was our annual mini-golf tournament and the theme was SUPERHEROS. Maybe we borrowed some toys from J&C kids, maybe we had our own collection - we'll never tell.

**Mini-golf winners (L to R):
Kayla Haines, Clayton Osteen,
Chris Cobb, and Austin Calhoun**

Everyone was tasked with choosing their favorite superhero and converting their workspace to a mini-golf hole. We found there was a superhero in all of us. We just needed some courage to put on the cape.

Holes ranged from a par one to a par five, and tested the golfers' skills in unique ways. Brad Hughes required everyone to channel their inner Daredevil and stay blindfolded for their first attempt. Charlie had everyone

start from one end of the hallway and putt around Thor's hammer while trying to avoid overshooting the hole knocking over action figures. Hans Wahl put us to the rest having us putt while wearing Hulk gloves. Yes, there was even a Gator hole and "Super Gator" (played by Brandon Meadows) to round out the theme.





**Committee Co-Chair Kayla Haines
Showing Leadership Within the
Jacksonville Women Lawyers Association**

Congratulations to team Co-Captain Kayla A. Haines and members of the **Jacksonville Women Lawyers Association (JWLA)** for raising an impressive **\$1,130** for the local chapter of Making Strides Against Breast Cancer.

The American Cancer Society Making Strides Against Breast Cancer walks raise awareness and funds for research. Each event brings people together to make a difference for breast cancer survivors and those families affected by breast cancer.



Kayla's team was in the top 10% of teams for total amount raised. Way to go ladies!

Nursing Lounge Opens in the Duval County Courthouse



On November 1st, Kayla and JWLA members were present for the ribbon cutting ceremony celebrating a new addition to the Courthouse. This new addition provides a space for mothers with their own new additions to nurse in a comfortable space. It is the first lounge of its kind in North Florida, and served as a catalyst for a lounge to be added to the Public Defender's Office.

Congratulations on a job well done to fulfill a valuable need in our community.

Think Pink!



On Wednesday, October 18th we wore pink for Breast Cancer Awareness Month and another very special reason. Michelle (center) has been a legal assistant at J&C for 2 years and her birthday is in October. Coincidentally, she's also a breast cancer **SURVIVOR** and we wanted to honor her by showing our support for her and celebrate kicking cancer's butt.

"Sorry about the noise, but... well... no we're not."

In the spirit of Halloween, we took to the hall for our annual pumpkin bowling event. Yes, you read that right - PUMPKIN BOWLING. We

made our own lane out of plastic, used paper towel rolls and put ghost faces on them, then chose two pumpkins at random to pull it all together. It was a tight competition, but in the end, Charlie was victorious winning by one ghost (pin).

Click here to watch a video of the action on our Facebook page.



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