



EST. 1971

**WOODWARD, PIRES & LOMBARDO, P.A.**

ATTORNEYS AT LAW

March 14, 2018

CRAIG R. WOODWARD  
Board Certified: Real Estate

MARK J. WOODWARD  
Board Certified: Real Estate

ANTHONY P. PIRES, JR.  
Board Certified: City, County,  
and Local Government

J. CHRISTOPHER LOMBARDO  
Board Certified: Marital  
and Family Law

CATHRINE A. HUNTER  
LL.M. (Taxation)

SARA E. HANLEY  
Of Counsel  
Licensed in FL and NC

JENNIFER L. DEVRIES

JENNIFER M. TENNEY

LENORE T. BRAKEFIELD

JOSEPH M. COLEMAN

KENNETH V. MUNDY

ZACHARY W. LOMBARDO

ANTHONY J. DIMORA  
Licensed in FL and OH

Mr. Timothy E. Pinter, P.E.  
Public Works Director  
Staff Liaison to the Hideaway Beach Tax District Board  
50 Bald Eagle Drive  
Marco Island, FL 34145

Re: Fee Agreement for the Hideaway Beach Tax District

Dear Tim,

The purpose of this letter is to confirm, per your letter to me dated March 7, 2018, that Woodward, Pires & Lombardo, P.A. (WPL) will represent the Hideaway Beach Tax District as their attorney pursuant to the scope of work outlined in my letter to John Barto at Hideaway Beach dated February 6, 2018.

**RETAINER:** We require no retainer.

**HOURLY FEES:** The hourly rates of the Woodward, Pires & Lombardo staff who will work on the Hideaway Beach Tax District's routine issues would be:

- Craig R. Woodward, and any other partner/shareholder: \$300 per hour.
- Associates: \$125.00-200.00 per hour
- Paralegals: \$75.00-100.00 per hour

These rates are substantially discounted from the usual hourly rates that would be quoted to a private sector client. It is proposed that these rates may be subject to requests for adjustment which, if requested by WPL, would be submitted to the District for consideration during each annual budget preparation.

Additionally, when dealing with litigation matters that may require the particular expertise of the litigation attorneys in the law firm, the law firm may request that the hourly rates for such litigators be adjusted, depending on the nature of the matter, not to exceed \$350.00 per hour, which is a rate consistent with the substantially discounted rate utilized by the Firm for other public sector clients.

As it relates to bond issues, it is proposed that a flat fee for any bond issue would be charged. The work would include participating with the financing team, review of all documents associated with the bond issue and the Issuer Counsel's opinion letter [together with associated copying, faxing, courier service, and long-distance telephone calls] with payment being made from bond proceeds and only upon closing of the issuance and sale of the bonds. The fee would be agreed upon separately as to each bond issued.

REPLY TO:

□ 3200 TAMiami TRAIL N.  
SUITE 200  
NAPLES, FL 34103  
239-649-6555  
239-649-7342 FAX

□ 605 BALD EAGLE DRIVE  
SUITE 500  
P.O. BOX ONE  
MARCO ISLAND, FL 34146  
239-394-5161  
239-642-6402 FAX

WWW.WPL-LEGAL.COM

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To: Hideaway Beach Tax District Board

Re: Fee Agreement for Hideaway Beach Tax District Board

As prescribed by The Florida Bar, the following factors will be considered as guides when determining the reasonableness of fees for legal services: (1) the time and effort required, the novelty and complexity of the issues and the skill required to perform the legal services promptly; (2) the fees customarily charged in the community for similar services and the value of the services to you; (3) the amount involved and the results obtained; (4) the time limitations imposed by you or by the circumstances; (5) the nature and length of the professional relationship with you; and (6) the experience, reputation and expertise of the attorneys performing the services.

**COSTS:** We typically incur and pay on behalf of our clients a variety of costs arising in connection with our legal services. These include charges made by government agencies and service vendors, as well as out-of-pocket expenses and in-house services. Whenever such costs are incurred, we will carefully itemize and bill these costs and you agree to pay these costs. We agree to obtain your consent before incurring costs in excess of \$100. Filing fees, deposition and transcript costs, witness fees, computerized research, investigative services and charges made by outside experts and consultants, including accountants, appraisers and other legal counsel will be charged to your bill at the actual amount paid by our Firm. In-house costs such as copying, scanning, postage, express delivery charges, faxing, long distance telephone and courier charges will be charged to your bill at the rate of 5% of the current legal services.

**MONTHLY INVOICES:** We will bill you on a monthly basis for the services of attorneys, paralegals, law clerks and legal assistants, plus costs, and expenses. You will receive an itemized billing statement shortly after the last day of each month. We request payment within thirty-five (35) days from the date of the statement. Please make your check payable to Woodward, Pires & Lombardo, P.A. Any unpaid balance that remains outstanding for sixty (60) days gives us the right to withdraw as your attorneys.

**RECORDS RETENTION:** During the course of your matter, you may be required to provide us documents. We will hold these records for you during the pendency of your matter. At the conclusion of your matter, please make arrangements for the return of any records you provided. If you do not make arrangements for the return of your records at the conclusion of your matter, they will be destroyed or they may be scanned and retained in a digital form at our election.

If this letter accurately reflects our understanding, we request that you sign the original and return it to our office.

Your cooperation in this matter is very important; specifically, you must keep us informed of all relevant facts and circumstances and respond promptly to all papers sent to you. We appreciate your expression of confidence in our work and assure you that we will strive to handle all matters in a professional and cost-effective manner. Please feel free to call me if you have any questions or comments about our representation.

Sincerely,

  
Craig R. Woodward

CRW/gd

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March 14, 2018  
To: Hideaway Beach Tax District Board  
Re: Fee Agreement

**ACKNOWLEDGMENT OF DESIRE TO EMPLOY  
WOODWARD, PIRES & LOMBARDO, P.A.**

I/We understand and agree to the terms set forth above and do hereby employ your services in accordance with the same, and authorize you to use my/our funds held in your trust account (if a retainer is requested) for attorneys' fees and costs incurred during your representation.

Dated:

3/22/18

Richard F. Freeman

Hideaway Beach Tax District Board, Marco Island, FL

Name:

Richard F. Freeman

As its:

President - Chairman

per board action