

## Mark Finigan

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**From:** Nicholas J. Vanhook  
**Sent:** Wednesday, August 22, 2012 3:10 PM  
**To:** Mark Finigan  
**Cc:** Nicholas J. Vanhook  
**Subject:** RE: 923 Eaton Street

Mr. Finigan,

I have spoken with my client and they are willing to offer 30k to settle this issue. Please have it placed on the 9-5-12 Mitigation Hearing calendar. We also intend on bringing our realtor and prospective purchaser to the hearing to speak on our behalf. I have attempted to contact them and as soon as I have confirmation they can attend I will let you know. Do you have any other suggestions to help make this settlement possible? Please confirm receipt of this email.

Nicholas J. Vanhook, Esq.  
Litigation Attorney  
McCalla Raymer, LLC.  
225 E. Robinson St., Ste. 660  
Orlando, FL 32801  
Phone: 407-674-1850 x2911  
Fax: 321-248-0420  
Email: [njv@mccallaraymer.com](mailto:njv@mccallaraymer.com)

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**From:** Mark Finigan [<mailto:mfinigan@keywestcity.com>]  
**Sent:** Monday, August 13, 2012 8:36 AM  
**To:** Nicholas J. Vanhook  
**Subject:** RE: 923 Eaton Street

Here you go.

Thx

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**From:** Nicholas J. Vanhook [<mailto:njv@mccallaraymer.com>]  
**Sent:** Sunday, August 12, 2012 12:48 PM  
**To:** Mark Finigan  
**Subject:** RE: 923 Eaton Street

Mark,

You mentioned in a previous email that an executive summary was being prepared. Do you have a copy for my records of that yet?

Nicholas J. Vanhook, Esq.  
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**From:** Mark Finigan [<mailto:mfinigan@keywestcity.com>]  
**Sent:** Wednesday, August 08, 2012 12:20 PM  
**To:** Nicholas J. Vanhook  
**Subject:** RE: 923 Eaton Street

Nicholas, who was obtained as local counsel? Also, the agenda is published one week in advance of the meeting via the City's automated agenda system. Our system is available to the public and will contain all of the support documents for the release. Most if not all local attorneys are familiar with our system called Legistar and how to access certain resolutions when published.

Mark

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**From:** Nicholas J. Vanhook [<mailto:njv@mccallarayermer.com>]  
**Sent:** Wednesday, August 08, 2012 10:43 AM  
**To:** Mark Finigan  
**Cc:** Jim Young; Debbie Millett-Fowley; Nicholas J. Vanhook  
**Subject:** RE: 923 Eaton Street  
**Importance:** High

Mr. Finigan,

I was able to obtain local counsel to attend the consent agenda on August 21, 2012 at 6 pm, so we will have a representative attend.

Can you confirm if there are any documents I should be expecting from you for this hearing. You mentioned the executive summary below. I just want to make sure I give local counsel all the info necessary to be fully apprised of the situation before he attends. For example is there a notice of consent agenda with the date/time/location or something similar to that I can provide local counsel?

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**From:** Mark Finigan [<mailto:mfinigan@keywestcity.com>]  
**Sent:** Friday, August 03, 2012 10:43 AM  
**To:** Nicholas J. Vanhook  
**Cc:** Jim Young; Debbie Millett-Fowley  
**Subject:** RE: 923 Eaton Street

Mr. Vanhook: Finalizing the Executive Summary at \$20K for the August 21 meeting. If at all possible I would have representation at the meeting. As we discussed, would hate to see the item postponed if counsel could have answered a quick question.

Mark

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**From:** Nicholas J. Vanhook [mailto:[njv@mccallarayermer.com](mailto:njv@mccallarayermer.com)]  
**Sent:** Thursday, August 02, 2012 3:43 PM  
**To:** 'mfinigan@keywestcity.com'  
**Cc:** Nicholas J. Vanhook  
**Subject:** FW: 923 Eaton Street

Mr. Finigan,

I was able to speak with my client in regards to the mitigated settlement amount. They indicated to me that they would like to offer 20k to release all liens and resolve all issues with this property. Can you please confirm if we can be placed on the August 21, 2012 agenda? I am working on obtaining local counsel to appear on our behalf since it will be such a long trip, but if I am unable to do so, I will be appearing myself. Please let me know if you need anything further from me to assist with this case.

Nicholas Vanhook

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**From:** Debbie Millett-Fowley [mailto:[dmillett@keywestcity.com](mailto:dmillett@keywestcity.com)]  
**Sent:** Thursday, July 26, 2012 10:40 AM  
**To:** Nicholas J. Vanhook  
**Subject:** RE: 923 Eaton Street

Hi Nicholas:

I spoke with Mark Finigan, Assistant City Manager. He will be calling you sometime this morning to discuss this.

Debbie Millett-Fowley  
Code Compliance Legal Analyst  
City of Key West  
P 305-809-3736  
F 305-809-3978

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**From:** Nicholas J. Vanhook [mailto:[njv@mccallarayermer.com](mailto:njv@mccallarayermer.com)]  
**Sent:** Thursday, July 26, 2012 10:02 AM  
**To:** Debbie Millett-Fowley  
**Cc:** Nicholas J. Vanhook  
**Subject:** RE: 923 Eaton Street

I am disappointed by this result. I truly feel my client did everything they could to resolve the issues with the property considering the squatters on the property and the safety concerns that came along with it. Is there no other room for negotiation on this issue or is only full amount sufficient at this time? Also, is there an order that will be entered or any other form of documentation that I could provide to my client showing this was the ruling?

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**From:** Debbie Millett-Fowley [mailto:[dmillett@keywestcity.com](mailto:dmillett@keywestcity.com)]  
**Sent:** Thursday, July 26, 2012 9:38 AM

**To:** Nicholas J. Vanhook  
**Subject:** RE: 923 Eaton Street

Hi Nicholas:

The Special Magistrate denied the request to mitigate the fines. He felt that the bank didn't try to take care of the property. It was infested with rats, mosquitoes, etc. If bitten by a mosquito, it can cause dengue fever. The entire amount of \$186,750 (which includes the court costs) is due.

Debbie Millett-Fowley  
Code Compliance Legal Analyst  
City of Key West  
P 305-809-3736  
F 305-809-3978

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**From:** Nicholas J. Vanhook [mailto:[njv@mccallarayermer.com](mailto:njv@mccallarayermer.com)]  
**Sent:** Thursday, July 26, 2012 9:29 AM  
**To:** Debbie Millett-Fowley  
**Subject:** RE: 923 Eaton Street

Debbie,

Could you please provide the results of yesterdays mitigation hearing at your earliest convenience. Thank you for your time and efforts.

Nicholas J. Vanhook, Esq.  
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**From:** Debbie Millett-Fowley [mailto:[dmillett@keywestcity.com](mailto:dmillett@keywestcity.com)]  
**Sent:** Tuesday, July 03, 2012 8:49 AM  
**To:** Nicholas J. Vanhook  
**Subject:** RE: 923 Eaton Street

Good morning:

Attached is the Notice of Mitigation Hearing for July 25, 2012.

Debbie Millett-Fowley  
Code Compliance Legal Analyst  
City of Key West  
P 305-809-3736  
F 305-809-3739

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**From:** Nicholas J. Vanhook [mailto:[njv@mccallarayermer.com](mailto:njv@mccallarayermer.com)]  
**Sent:** Tuesday, July 03, 2012 8:14 AM  
**To:** Nicholas J. Vanhook; Debbie Millett-Fowley

**Subject:** RE: 923 Eaton Street  
**Importance:** High

Please see the attached signed Request for Mitigation form. Also, attached is our letter explaining our position. If you could please be so kind as to confirm that we have made the July 25, 2012 mitigation agenda and if you need anything further from me in this regards? Have a great and safe holiday.

Nicholas J. Vanhook, Esq.  
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**From:** Nicholas J. Vanhook  
**Sent:** Monday, July 02, 2012 2:47 PM  
**To:** Debbie Millett-Fowley  
**Cc:** Nicholas J. Vanhook  
**Subject:** RE: 923 Eaton Street

Ms. Millett-Fowley,

I am awaiting approval from my client to submit everything to you. I want them to review everything first in case I missed something. I also need their signature to allow me to represent them. I will have you everything by tomorrow as requested. Just wanted to keep you updated.

Nicholas J. Vanhook, Esq.  
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**From:** Debbie Millett-Fowley [<mailto:dmillett@keywestcity.com>]  
**Sent:** Thursday, June 28, 2012 12:57 PM  
**To:** Nicholas J. Vanhook  
**Subject:** RE: 923 East Street

Sorry about that. You can reach me at 305-809-3736.

Debbie Millett-Fowley  
Code Compliance Legal Analyst  
City of Key West  
P 305-809-3736  
F 305-809-3739

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**From:** Nicholas J. Vanhook [<mailto:njv@mccallaraymer.com>]  
**Sent:** Thursday, June 28, 2012 12:39 PM

**To:** Debbie Millett-Fowley  
**Subject:** RE: 923 East Street

Can you confirm the phone number I should call?

Nicholas J. Vanhook, Esq.  
Litigation Attorney  
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Fax: 321-248-0420  
[Email:njv@mccallaraymer.com](mailto:njv@mccallaraymer.com)

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**From:** Debbie Millett-Fowley [<mailto:dmillett@keywestcity.com>]  
**Sent:** Thursday, June 28, 2012 12:31 PM  
**To:** Nicholas J. Vanhook  
**Subject:** RE: 923 East Street

Hi Nicholas:

I'm available now till 2 pm. I'll be available all day tomorrow except from 1 to 2.

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**From:** Nicholas J. Vanhook [<mailto:njv@mccallaraymer.com>]  
**Sent:** Thursday, June 28, 2012 10:59 AM  
**To:** Nicholas J. Vanhook; [dmillett@keywestcity.com](mailto:dmillett@keywestcity.com)  
**Subject:** RE: 923 East Street  
**Importance:** High

Debbie,

Are you available to speak today in regards to the above referenced property? I spoke with my client and they indicated to me that the property is in full compliance and we need to request a mitigation hearing. They would like the mitigation hearing on July 25, 2012 and I am aware I need to have the request to you by July 3rd. I just want to make sure I submit everything to your liking so we don't have any speed bumps.

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[Email:njv@mccallaraymer.com](mailto:njv@mccallaraymer.com)

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**From:** Nicholas J. Vanhook [<mailto:njv@mccallaraymer.com>]  
**Sent:** Friday, February 03, 2012 10:02 AM  
**To:** [dmillett@keywestcity.com](mailto:dmillett@keywestcity.com)  
**Cc:** Nicholas J. Vanhook  
**Subject:** 923 East Street  
**Importance:** High

Debbie,

My name is Nicholas Vanhook and I have been contacted by Bank of America in regards to the outstanding violation/lien on the above referenced property. I just left you a voice mail as well in regards to this case.

I was hoping to take a few minutes to speak with you over the phone about this property and what I can do to make sure the property is now in compliance as well as negotiate the outstanding lien. If you could let me know when a good time to set up a conference call would be, I would appreciate it. I am available all day today with the exception of between 2pm and 3pm. Or Monday I am available all day with the exception of between 11 am and 1 pm.

Thank you for your time and efforts and I look forward to hearing back from you as well as working together to get this property in compliance.

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