



OSBORNE & OSBORNE, P.A.

ATTORNEYS AT LAW

WILLS, TRUSTS & ESTATES • REAL ESTATE • ELDER LAW

EMAIL: LF@osbornepa.com
Extension: 117

June 17, 2022

VIA EMAIL ONLY

Mrs. Deborah Norman
6234 Brookhill Circle
Orlando, Florida 32810

Re: Our File No. 21-29256
Estate of Malcolm Kolpak

Dear Mrs. Norman:

Attached is correspondence and Settlement Offer from Orange Data on behalf of the City of Oakland Park. These documents were sent to our office by Charles Hanlon, with the Building Buyer, the purchaser of 1502 NE 36th Street, Oakland Park, Florida 33334. Our office has not reviewed the substance of these documents, but if you would like our real estate attorney, Robert I. MacLaren, II, Esq., to review them before you sign the Settlement Offer, please let me or Ms. Fanzlaw know.

As always, if you have any questions or need additional information, please do not hesitate to contact our office.

Very truly yours,

Louise M. Fry
Probate Paralegal

/lf
Enclosures



June 10,2022

MALCOLM C KOLPAK
6234 BROOKHILL CIR
ORLANDO, Florida, 32810

Dear Sir or Madam,

Enclosed, please find a settlement proposal that will be offered to the City of Oakland Park. Please review it at your convenience. Understand this is a proposed settlement and must be approved by both the City Manager and City Commission to be accepted by the City.

Should you find the offer acceptable, please print, notarize, and return to us via email at offer@orangedata.com and send the original notarized document to us at the address below:

Orange Lien Data
1339 Arlington St.
Orlando, FL 32802

Should you decide to propose a different settlement amount, please do so in writing within 10 days.

Please do not hesitate to contact me should you have any questions. I look forward to hearing from you.

Thank you,

Andrea Schultz
Collections & Research Analyst
Orange Lien Data
aschultz@orangelien.com





June 10,2022

MALCOLM C KOLPAK
6234 BROOKHILL CIR
ORLANDO, Florida, 32810

RE: Code Enforcement Fine

Property Owner: MALCOLM C KOLPAK
Property Address: 1502 NE 36 ST, Oakland Park , Florida, 33334
Case Number: 181678
Total Fine Amount: \$73,200.00

Dear MALCOLM C KOLPAK,

Thank you for the email and subsequent conversations requesting a negotiated reduction in the above lien. Orange Data will submit this proposed settlement offer to the City of Oakland Park for consideration. This settlement offer is not valid until approved by the City Manager and the City Commission. If the agreement is approved by the City, the total settlement offer must be paid within 60 days of the City Commission's approval. Failure to pay within 60 days would void this settlement offer. Our records reflect fines totalling \$73,200.00

Summary of the case is as follows:

Case 181678: FENCE AND WOODEN DECK IN REAR NEEDS REPAIR, EXTERIOR WALL NEEDS MAINTENCE, PERMIT REQUIRED FOR SPA

Total fine / lien - \$73,200.00

The proposed settlement offer is \$21,960.00 plus \$0.00 in hard costs and \$375.00 in recording & processing fees for a total amount of \$22,335.00. This total settlement offer of \$22,335.00 must be paid within 60 days after City Commission approval. Failure to pay within 60 days would void this settlement offer.

This letter was prepared by Orange Lien Data on behalf of the City of Oakland Park.

Prepared By:
Andrea Schultz
Collections & Research Analyst
Orange Lien Data
aschultz@orangeliendata.com

SETTLEMENT OFFER

June 10, 2022

MALCOLM C. KOLPAK
6234 BROOKHILLCIR
ORLANDO, Florida, 32810

RE: Code Enforcement Fine
Property Owner: MALCOLM C. KOLPAK ESTATE
Property Address: 1502 NE 36 ST, Oakland Park, Florida, 33334
Case Number: 181678
Total Fine Amount: \$73,200.00

We, MALCOLM C. KOLPAK ESTATE, offer \$21,960.00 plus \$0.00 in hard costs and \$375.00 in recording & processing fees for a total amount of \$22,335.00 to settle the referenced case for the property located at 1502 NE 36 ST, Oakland Park, Florida, 33334.

We, MALCOLM C. KOLPAK ESTATE, release, discharge, and waive all claims that we have or may have in the future against the City of Oakland Park from any and all claims related to or arising from code enforcement matters for the above code enforcement violations.

Deborah I Norman 6/21/22

MALCOLM C. KOLPAK ESTATE

DATE

Deborah Norman Representative of malcolm kolpak

Print Name

Before me, a notary public, personally appeared the above signed property owner(s) who acknowledged the same before me on this 21 day of June, 2022.

Christopher Perez

Notary

(SEAL)

