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WAYMAN L. PRINCE, CHFC, CLU, FLMI

ATTORNEY AT LAW
9111 Katy Freeway, Suite 301
Houston, Texas 77024

TELEPHONE: (713) 467-1659
FAX: (713) 467-1686
Web-site: www.wiplaw.com
E-mail: wayman@wiplaw.com

"A MEMBER OF THE BETTER BUSINESS BUREAU"

REVISED & URGENT MEMORANDUM

SIX (6) POINT CONFLICT OF INTEREST MEMORANDUM FOR PINE VILLAGE NORTH ASSOCIATION

Date: January 6, 2016

To: Augustine Rodriguez – President	Via E-Mail: augustine4201@yahoo.com
Manzur Malvi – Vice-President	Via E-Mail: manzurhl@gmail.com
Susan Brown – Treasurer	Via E-Mail: bbrownsue@aol.com
Megan Latour – Secretary	Via E-Mail: latourleasing@gmail.com
Diane Gonzalez – Board Member	Via E-Mail: diane.gonzales56@gmail.com
Tony Briscoe – Board Member	Via E-Mail: tbriscoe@eagleddriverleasing.com
Shawn Gibson – Board Member	Via E-Mail: shawngib90@gmail.com
Marcos "Tulio" Benitez- Board Member	Via E-Mail: zant250@yahoo.com
Empty Place – Board Member	

From: Wayman L. Prince, Attorney at Law

To all parties listed above:

Due to the past problems with the appearance of impropriety and apparent conflict of interest by some members of the Association, it is now necessary to promulgate [this is a draft from Attorney Wayman L. Prince], a policy statement (to be signed) by the Association upper echelon to avoid any conflicts (Board of Directors, General Counsel and Attorney):

- 1) "No Member of the Board of Directors, Officers, General Counsel or Attorney of Pine Village North Association may purchase property of Pine Village North Association at either a Foreclosure Sale, Tax Sale, Constable Sale, Judgment Sale, or any other sale which is considered an Auction of that property without there being full disclosure and a vote by the Board of Director of Pine Village North Association prior to the sale of that property";
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- 2) “No Member of the Board of Directors, Officers, General Counsel or Attorney of Pine Village North Association shall have a contract for these services with Pine Village North Association, that includes, but is not limited to, any maintenance work, delivery service, repair service, plumbing, electrical, landscaping, janitorial, engineering, roofing, design, building, and any other services that may create a conflict of interest or the appearance of impropriety without there being full disclosure and a vote by Board of Directors of Pine Village North Association prior to management of such service”;
- 3) “No Member of the Board of Directors, Officers, General Counsel or Attorney of Pine Village North Association shall use any undue influence, forcible persuasion or threats of reprisal to conduct business affairs and for employment of personnel at Pine Village North Association without there being full disclosure and a vote before the Board of Directors of Pine Village North Association prior to any act or conduct involving this method of transacting business”;
- 4) “No Member of the Board of Directors, Officers, General Counsel or Attorney of Pine Village North Association shall use their position to allow outside persons to directly engage their services for material gain to the detriment of Pine Village North Association while that member profits or benefit from the outside person’s material gain without their being full disclosure and a vote before the Board of Directors of Pine Village North Association prior to any such act”; and
- 5) No Member of the Board of Directors, Officers, General Counsel or Attorney of Pine Village North Association shall publish in written form any printed material for gain or profit to the general public while serving in their capacity without there being full disclosure and a vote before the Board of Directors of Pine Village North Association prior to any publication”; and
- 6) Finally, no nepotism or blood-line relationship among the Board of Directors shall be allowed by election, consent, ratification, voter approval or replacement of Board of Director Member.

(Acknowledgments – Following Pages)

AGREED and EXECUTED:

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

Augustine Rodriguez
Augustine Rodriguez – President of PVNA

1/6/2016
Date

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 6 day of JANUARY, 2016.



[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
My Commission Expires: 8-4-2018

Manzur Malvi
Manzur Malvi – Vice President of PVNA

1/6/2016
Date

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 6 day of JANUARY, 2016.



[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
My Commission Expires: 8-4-2018

Susan Brown
Susan Brown – Treasurer of PVNA

1/6/2016
Date

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 6 day of JANUARY, 2016



[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
My Commission Expires: 8-4-2018

Megan Latour
Megan Latour – Secretary of PVNA

1/6/2016
Date



SUBSCRIBED AND SWORN TO BEFORE ME, on this the 6 day of JANUARY, 2016.

[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
My Commission Expires: 8-4-2018

Shawn Gibson – Board Member of PVNA

1/6/2016
Date

SUBSCRIBED AND SWORN TO BEFORE ME, on this the ____ day of JANUARY, 2016.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
My Commission Expires: _____

[Signature]
Diane Gonzalez – Board Member of PVNA

1/6/2016
Date



SUBSCRIBED AND SWORN TO BEFORE ME, on this the 6 day of JANUARY, 2016.

[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
My Commission Expires: 8-4-2018

Marcos "Tulio" Benitez – Board Member of PVNA

1/6/2016
Date

SUBSCRIBED AND SWORN TO BEFORE ME, on this the ____ day of JANUARY, 2016.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
My Commission Expires: _____

Tony Briscoe
Tony Briscoe – Board Member of PVNA

1-6-16
Date

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 6 day of JANUARY, 2016.



[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

My Commission Expires: 8-4-2018

EMPTY POSITION – Board Member of PVNA

1/6/2016
Date

SUBSCRIBED AND SWORN TO BEFORE ME, on this the ____ day of JANUARY, 2016.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

My Commission Expires: _____

WITNESSED BY:

Wayman L. Prince, Attorney at Law

1/6/2016
Date

Sincerely,
Wayman L. Prince
Wayman L. Prince, Attorney at Law
Wayman L. Prince, Attorney at Law
LAW OFFICES OF ATTORNEY WAYMAN L. PRINCE
Member of Texas and Iowa Bars

WLP/sg

AFTER RECORDING, RETURN TO:

Wayman L. Prince, Attorney at Law
9111 Katy Freeway, Suite 301
Houston, Texas 77024
Office: (713) 467-1659
Facsimile (713) 467-1686
E-Mail: wayman@wlplaw.com

FILED

2016 JAN 11 AM 11:33

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas

JAN 11 2016



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS