



No. 1  
Plaint

COURT AT GEORGE TOWN

Cause No. SC \_\_\_\_\_ of 20\_\_

BETWEEN:

Orchid Village Strata Plan #133

Plaintiff

AND:

Paul Foster  
Zoe Foster

Defendant

To the Defendant

123 Liguinea Circle  
Orchid Village A1  
PO Box 10400  
Grand Cayman KY1-1004 Cayman Islands

THIS PLAINT has been issued against you by the above-named Plaintiff in respect of the claim set out on the next page.

**Within 14 days** after service of this Plaint on you, counting the day of service, you must either satisfy the claim or return to the Court Office, PO Box 495GT, George Town, Grand Cayman, the accompanying Acknowledgment of Service form stating therein whether you intend to contest this action. If you intend to defend the action in whole or in part you must set out **full particulars of your defence** in the space provided in the Acknowledgement of Service form.

**If you fail** to satisfy the claim or fail to return the Acknowledgement of Service form containing full particulars of your defence, the Plaintiff may apply for a **default judgment** without any further notice to you.

Issued this    day of        20

**See overleaf for particulars of the Plaintiff's claim**

**PARTICULARS OF CLAIM**

(Here set out in numbered paragraphs, the grounds upon which the Plaintiff claims that the Defendant is indebted to him or is liable to pay damages to him).

- 1. October 15, 2020 Defendant under took and refused to cease, significant construction work on strata lot , jackhammering, cutting walls, moving electrical and plumbing that could affect structural integrity/safety of the strata building without prior notice or review by the Executive Committee.
- 2. The Defendant breached multiple By-Laws, requiring the Executive Committee to retain legal counsel, confirming from Building Control Unit that proposed works required a building permit application and approval.

AND the Plaintiff claims:

1 The sum of CI\$ 5,925.00 .

2 Interest in the sum of \$ 12% per annum , calculated at the prescribed rate from June 3, 2022 to date.

3 Fixed costs of \$ 150.00 , alternatively costs to be assessed.

for Orchid Village Strata #133, Executive Committee

  
Lori Powell

  
Clarence Flowers

  
Lisa Flowers

Plaintiff's Signature

Plaintiff's address for service

PO Box 2581 Grand Cayman KY1-1103 Cayman Islands
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No. 2

Acknowledgment of Service

IN THE SUMMARY COURT AT GEORGE TOWN

Cause No. SC \_\_\_\_\_ of 20\_\_

Between:

Orchid Village Strata # 133

Plaintiff

AND:

Paul Foster  
Zoe Foster

Defendant

ACKNOWLEDGMENT OF SERVICE

1 State Defendant's name and address -

[Empty box for defendant's name and address]

2 State whether the Defendant intends to contest the action.

Yes

....No

3 If you do not intend to contest the action, do you want time in which to pay the claim?

Yes

No

4 If you do not intend to contest the action in whole or in part, you must set out full particulars of your defence overleaf.

Service of the Plaintiff is acknowledged accordingly.

Defendant's Signature

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

See Overleaf

**PARTICULARS OF DEFENCE**

(Here set out in numbered paragraphs, the grounds upon which the Defendant says that he is not liable to the Plaintiff, or is not liable for the full amount claimed).

\_\_\_\_\_  
Defendant's Signature

**REMINDER:** This form must be taken or sent to the Court Office, PO Box 495GT, George Town, Grand Cayman within 14 days of receipt. Otherwise, a default judgment may be entered against you.



P.O. Box 2581, Grand Cayman, KY1-1103

## INVOICE 02/22

February 24, 2022

Paul Foster/Zoe Foster  
Unit A1, Orchid Village  
Grand Cayman  
Cayman Islands.

Recharge of Jackson Law Invoices incurred as a result of breach of bylaws between September 2020 and March 2021

**CI\$5,925.00**

Payment may be made online through the Strata's account at Butterfield Bank (02101031565) or by cheque payable to the Proprietors of Strata Plan #133 Orchid Village



# INVOICE

Invoice # 1576  
 Date: 05/11/2020  
 Due On: 19/11/2020

## JacksonLaw

Unit 1D Landmark Square, 64 Earth Close, P.O.Box 10638  
 George Town, Grand Cayman KY1-1006

Orchid Village Strata #133  
 Cricket Square P O Box 2581  
 George Town, Grand Cayman KY1-1103

### 00166-Orchid Village Strata #133

### General Advice Strata Executive Committee

Type	Date	Quantity	Rate	Total
Service	15/10/2020	1.00	\$400.00	\$400.00
Service	16/10/2020	0.50	\$400.00	\$200.00
Service	16/10/2020	2.00	\$400.00	\$800.00
Service	17/10/2020	1.00	\$400.00	\$400.00
Service	19/10/2020	0.50	\$400.00	\$200.00
Service	21/10/2020	2.00	\$400.00	\$800.00
Service	26/10/2020	0.75	\$400.00	\$300.00
Service	27/10/2020	0.50	\$400.00	\$200.00
<b>Total</b>				<b>\$3,300.00</b>

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1576	19/11/2020	\$3,300.00	\$0.00	\$3,300.00
<b>Outstanding Balance</b>				<b>\$3,300.00</b>

Total Amount Outstanding      \$3,300.00

Please make all amounts payable to: JacksonLaw

Please pay within 14 days. 25.0% simple annual interest will be charged every 14 days.

Re: Unit A1 Renovations



# INVOICE

Invoice # 1651  
Date: 30/11/2020  
Due On: 14/12/2020

## JacksonLaw

Unit 1D Landmark Square, 64 Earth Close, P.O.Box 10638  
George Town, Grand Cayman KY1-1006

Orchid Village Strata #133  
Cricket Square P O Box 2581  
George Town, Grand Cayman KY1-1103

### 00166-Orchid Village Strata #133

### General Advice Strata Executive Committee

Type	Date	Quantity	Rate	Total
Service	26/11/2020	1.00	\$400.00	\$400.00
Service	27/11/2020	0.50	\$550.00	\$275.00
			<b>Subtotal</b>	<b>\$675.00</b>
			<b>Total</b>	<b>\$675.00</b>
			<b>Outstanding Balance</b>	<b>\$675.00</b>
			<b>Total Amount Outstanding</b>	<b>\$675.00</b>

Please make all amounts payable to: JacksonLaw

Please pay within 14 days. 25.0% simple annual interest will be charged every 14 days.

Re: Unit A1 Renovations



# INVOICE

Invoice # 1808  
Date: 02/02/2021

## JacksonLaw

Unit 1D Landmark Square, 64 Earth Close, P.O.Box 10638  
George Town, Grand Cayman KY1-1006

Orchid Village Strata #133  
Cricket Square P O Box 2581  
George Town, Grand Cayman KY1-1103  
+3459477080

### 00166-Orchid Village Strata #133

#### General Advice Strata Executive Committee

Type	Date	Attorney	Notes	Quantity	Rate	Total
Service	30/12/2020	ST	Email from clients attaching letter from Hampson & Co.; email to clients	0.25	\$400.00	\$100.00
Service	04/01/2021	ST	Telephone call with executive committee in respect of letter from Hampson & Co.	0.50	\$400.00	\$200.00
Service	04/01/2021	JSJ	Telephone call with executive committee in respect of letter from Hampson & Co.	0.50	\$550.00	\$275.00
Service	04/01/2021	ST	Review of Hampson & Co letter; draft response, confer with JSJ, case law research re common property	1.00	\$400.00	\$400.00
Service	06/01/2021	ST	Drafting letter in response to Hampson & Co	1.25	\$400.00	\$500.00

Service	11/01/2021	JSJ	Review and amendment of letter of response to Hampson and Co.	0.50	\$550.00	\$275.00
Service	13/01/2021	ST	Emails to/from clients; finalise letter to Hampson & Co and email letter to A. Woodcock	0.50	\$400.00	\$200.00
<b>Total</b>						<b>\$1,950.00</b>

**Statement of Account**

Outstanding Balance	New Charges	Amount in Trust	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$1,950.00	) - ( \$0.00	+ \$0.00	) = <b>\$1,950.00</b>

All invoices are in Cayman Island Dollars.

Please make all checks payable to JacksonLaw.

Account number for online payments: Bank of Butterfield Account 02101038572

Please pay within 14 days.

June 3<sup>rd</sup>, 2021

Dear Paul and Zoe Foster  
Orchid Village strata plan #133 - Unit A1

**Re: Outstanding Strata fees**

Pursuant to Strata Corporation By-Law 35(3) it is your obligation to make strata payments within 14 days of this demand letter. As of March 31<sup>st</sup>, 2021, your indebtedness to the Strata stood at CI \$5,225.89. This is as of Quarter 2 plus legal fees.

Additionally, By-Law 35.3(a) states that any payment not made within 14 days shall pay interest of 12% per annum.

Please note that the balance on your account does not entitle you to vote at the upcoming AGM, to be held on June 22<sup>nd</sup>, 2021.

If payment is not received by the stated date, then legal proceedings will be issued without further notice. Please remember that in addition to our client's claim they will also be claiming legal costs and interest if such proceedings are issued.

If you have any query, have made a payment since the date on this letter, or believe you have reason for non-payment, please do not hesitate to reach out to me, Stewart Connelly of Charterland, on behalf of the strata.

Yours faithfully,



Stewart T. Connelly MRICS  
**Property Manager** – Charterland Ltd.  
525-2317