March 2026

BHVA Legal Update:
Fields vs. BHVA

Counsel Update - *attached below*

Attached to this update is a letter from BHVA's litigation Counsel (Rupp Pfalzgraff) to the Board of Directors providing a status report on the mediation process and related litigation matters. For Members who wish to read this update from counsel, please see the attached letter that accompanies this Board update.

Refer to Prior BHVA Legal Update for Background Information

For Members who would like background or a refresher on the litigation history, the Board's August 14, 2025 legal update remains available on the BHVA website in the 2025 Board Minutes section, under "2025 other docs". That report provides a detailed case summary of the litigation, related cases, and prior court rulings. Link to that document here:

https://0538abea-e536-4d1c-a083-0d3dca6e36aa.filesusr.com/ugd/1da1ce_b3a9e6325ebe40c7a76a731866f7b1f3.pdf

Current Status Report

As reflected in counsel's attached letter, the parties began the current mediation process with an initial session in September 2025. Since that time, counsel for the parties have been working with the mediator to organize the issues and prepare for the next phase of mediation discussions.

Additional mediation sessions are expected to occur in the coming months as coordinated through the mediator and counsel. It is not unusual for mediation involving complex property matters to proceed over several months as counsel and the mediator review and prepare the issues for meaningful settlement discussions.

Mediation discussions are confidential under applicable rules. For that reason, the Board is limited in the level of detail that can be shared publicly regarding the substance of those discussions.

Court Proceedings

While mediation is underway, the related litigation matters remain pending before the Court. As is typical when parties are engaged in mediation, the focus shifts to the mediation process rather than active court proceedings. However, the Court continues case oversight including status updates. The Board continues to work closely with counsel to advance the mediation process while preserving and perfecting BHVA's legal position in the litigation.

Further updates will be provided as developments occur.

Thank you,

Your BHVA Board of Directors

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March 9, 2026

VIA EMAIL ONLY

BHVA Board
c/o Gloria Harrington, President

Re: *Fields Enterprises Inc., et al. v. Bristol Harbour Village Assn Inc., et al*
Index No.: 127103-2020

Dear Gloria:

Thank you for meeting with me and the rest of the Board recently to review the status of mediation and litigation. As always, you and the Board were insightful and provided valuable feedback and direction.

As we discussed, we are working on the alternative dispute resolution process or mediation. While this process does not eliminate the requirement that we prepare for a trial, it does provide a pathway to potentially resolve the remaining outstanding issues efficiently. We have started the process with the mediator, who has met with the parties and visually inspected the relevant properties within the community.

The parties' Counsel and the mediator have been working to organize the issues to be addressed and to coordinate scheduling for the next phase of mediation. Additional mediation sessions are now being arranged.

Mediation discussions are confidential by rule, and for that reason I am limited in the level of detail that can be shared publicly regarding substance.

Thank you again for speaking with me, and I look forward to continuing to work with you on these matters.

Sincerely,

Attorney Name

cc: Jen Collesano, Esq. (*via email*)