

FEBRUARY 2014

# MANN REPORT MANAGEMENT



Law Firm Committed To Providing  
Practical Legal Guidance Using Resourceful Solutions

## SCHNEIDER MITOLA LLP

Marc H. Schneider, Esq. and Ryan Mitola, Esq.

# Law Firm Committed To Providing Practical Legal Guidance Using Resourceful Solutions

## Schneider Mitola LLP

Schneider Mitola LLP, the successor to Marc H. Schneider, P.C., is a law firm which focuses its practice on the representation of Co-ops, Condominiums and Home Owners Associations. The firm was started by Managing Partner Marc H. Schneider, Esq., who began practicing in this area during his term as the President of a Co-op apartment complex in Great Neck, New York.

Schneider remembers having to deal with residents knocking on his door at midnight when there was a flood or other problems and being faced with how to practically deal with issues which many times were very emotional for those involved as the issues concerned their home. His experience handling the many issues he faced as a board president gave him the desire to focus his practice in the area of representing community associations.

Schneider has been practicing in this area for over 20 years now. His partner Ryan Mitola, Esq. joined the firm in 2005, when it was known as Marc H. Schneider, P.C. The two met at a board meeting of a Co-op where Mitola lived and served on the board. Schneider represented Mitola's 375-unit Co-op and remembers interacting with Mitola on many matters for his Co-op Board. At the time, Mitola was working as a litigator for another firm where he specialized in trusts and estates litigation as well as commercial litigation. Ultimately, Mitola joined Schneider's firm as an associate. Mitola's experience as a litigator in the areas of trusts and estates as well as commercial litigation was a perfect fit for the firm given that many of the firm's cooperative clients have issues concerning estate transfers and the firm represents many communities which at that time were newly developed and had defect claims against their sponsor developers. After all, when Mitola joined the firm, the real estate market was booming and Co-ops, Condominiums and Home Owners Associations were being developed all over the area. Mitola's hard work led him to become a partner of the firm in January 2009, which then became Schneider Mitola LLP.

Presently, the firm has a staff of 16; seven of whom are attorneys and all of whom focus on the representation of community associations and community association matters. The firm has various departments including a litigation department for lawsuits on behalf of or against community associations; a transactional department which handles matters ranging from default notices based upon a shareholder's or unit owner's breach of a community association's governing documents to contract drafting, mortgage financing for co-ops and CIRA loans for condominiums or home owners associations; a closing department which

handles the closings for co-op apartments; a landlord-tenant department which deals with the collection of maintenance and rent arrears at properties; and a foreclosure department which handles the foreclosure of condominium and home owners association liens due to common charge and assessment arrears owed to condominiums and home owners associations. The firm has also drafted offering plans for sponsors. In addition, Schneider Mitola is frequently appointed by insurance carriers to defend claims against community associations and their boards. The firm also handles bank foreclosure actions and other real estate and commercial litigation as well as leases and other corporate transactional matters for certain clients.

The firm is extremely committed to providing practical advice. Schneider, whose undergraduate degree is in finance, is always looking at the cost. Schneider said, "I always weigh the benefit of litigating or taking a particular approach against the cost to achieve the result."

Schneider added "The thing my clients love and hate about me is the same thing...I give the right advice. However, it may not always be what a client wants to hear." Schneider said a client can usually find a lawyer who will tell them what they want to hear. However, many times that advice will lead to them incurring significantly more money and possibly subject the community association to liability for their decisions. "We also pride ourselves as being available when the clients need us," said Schneider. Both Schneider and Mitola have received calls from a property manager or board when they are in the middle of a board meeting where they did not anticipate needing an attorney. "We are there when we are needed. I always tell property managers and board members to feel free to call or e-mail me from a meeting. Ryan and I remember what it was like sitting at a board meeting and wanting advice from a professional so that we could make the correct decisions. If we could not get the accountant, engineer, etc. on the phone at that time, it meant we had to wait for another meeting when we were all together at the same time, which sometimes could be a month."

No client is too big or small for Schneider Mitola LLP. The firm represents a condominium, which only has four units and represents many associations which have hundreds of apartments. While the firm serves as general counsel and handles all matters for most of the associations the firm represents, the firm has occasionally been called on to represent an association for a specialized issue. In fact,



Ryan Mitola, Esq. and Marc H. Schneider, Esq.

the firm has been asked many times, recently, to handle issues relating to requests for reasonable accommodations (i.e. comfort pets, handicapped ramps, etc.) as the firm has handled many of these matters and Schneider frequently lectures on these issues.

In addition to Schneider's professional experience, Schneider was appointed and serves as legal advisor to the Great Neck Co-op & Condominium Council, an organization whose members are board members of more than 60 Cooperatives and Condominiums in Great Neck and the surrounding areas. He is also a member of the Council of New York Cooperatives and Condominiums ("CNYC") and served on the Nassau County Assessor's Office Committee for review of tax and assessment issues affecting Condominiums and Cooperatives. Schneider was the Chairman of the Great Neck Lawyers Association and served as an Arbitrator on the Nassau County District Court Arbitration Panel. Schneider frequently lectures on Cooperative, Condominium and Homeowners' Association issues, and is a contributing author for The Cooperator, Habitat Magazine and the Mann Report. Additionally, he has lectured to attorneys on the legal aspects of Homeowners' Associations and Condominium Development in New York.

The firm has offices in Garden City, Long Island and New York City. Its clients are located from as far east as Montauk (as well as all throughout Long Island) and as far west as Manhattan, Staten Island, Brooklyn, Queens and the Bronx.

*Schneider Mitola LLP  
New York City Office  
462 Seventh Avenue, Suite 1600  
New York, NY 10018  
Tel: 212-485-9400  
Fax: 212-485-9401*

*Long Island Office  
666 Old Country Road, Suite 412  
Garden City, NY 11530  
Tel: 516-393-5555  
Fax: 516-393-5556*

*www.schneidermitola.com  
mschneider@schneidermitola.com*