A Few Talking Points for Your Meeting with Dan

From: M Bret Blackford (bret_blackford@yahoo.com)
To: sazonstl@hotmail.com
Cc: bret_blackford@yahoo.com
Date: Wednesday, September 16, 2026 at 08:43 AM CDT

Christian,

Just a few thoughts for your meeting with Dan Flaiz. I would keep the conversation friendly and focused on the main goal: **getting the patio fully approved so you can start using it legally as soon as possible.**

A few things I would try to cover:

- Ask Dan specifically what **he or the property owner needs to provide** for the City process — signatures, authorization, drawings, plans, etc. — and when he can provide it.
- Since you are meeting with the City on Thursday, let Dan know you want to leave your meeting with a clear understanding of **who is responsible for each remaining step**.
- I would avoid agreeing during the meeting that the patio is officially "complete" for purposes of the lease. The lease ties the end of the reduced rent to the landlord's completion of the patio and written notice of completion.
- If Dan brings up the NNN charges, electrical panel, contractor balances, moving expenses, or other costs, I think it is fine to say you are happy to review those items separately once you have the invoices and supporting information. You do not need to resolve all of that during this meeting.
- If Dan offers any rent credit, extension, or other accommodation while the patio approvals are pending, ask him to put that in writing.
- I would not sign any lease amendment, payment agreement, release, or other document at the meeting without taking some time to review it first. The lease says changes to the agreement should be in writing and signed by both sides.

You might keep one simple phrase in mind if the conversation starts getting pulled into all the other expenses:

"I'm happy to review those items separately, but today I really want to make sure we have a clear plan to get the patio approved and open."

I think the best outcome from the meeting would be a short list of exactly what Dan will do, what you will do, and the dates each item will be completed.

I also think it would be wise to send Dan a short follow-up email after the meeting summarizing your understanding of the discussion, including the action items, who is responsible for each item, and any timing or deadlines. That can help make sure everyone is on the same page and avoid misunderstandings later.

I hope the meeting goes well. I think staying friendly, cooperative, and focused on getting the patio approved is the best approach.

Bret

On Tuesday, September 15, 2026 at 08:11:28 PM CDT, Sazon St Charles <sazonstl@hotmail.com> wrote:

Soud like a plan .Tomorrow we will meet with Dan to smooth things out.and Thursday i am meeting with the city of Saint charles to process my conditional used for the patio

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From: M Bret Blackford <bret_blackford@yahoo.com>
Sent: Tuesday, 15 September 2026 17:51:57
To: sazonstl@hotmail.com <sazonstl@hotmail.com>
Cc: bret_blackford@yahoo.com <bret_blackford@yahoo.com>
Subject: Patio Permitting – Next Step

Christian,

I think the main thing right now is not to get distracted by the other expenses Dan is bringing up.

Those items — contractor balances, the electrical panel, NNN charges, patio items, moving assistance, etc. — may need to be reviewed separately, but they do not change the immediate issue: **getting the patio properly approved so you can legally start seating customers there.**

The good news is that you have already contacted the right people:

- You have asked the City to clarify which approvals are Sazon's responsibility and which require the property owner/landlord.
- You have asked Dan to take care of or cooperate with the property, construction, and owner-authorization pieces.
- You have made clear that Sazon is ready to handle its liquor-license and restaurant-specific responsibilities.

So at this point, I think it is reasonable to wait for the City and Dan to respond rather than getting pulled into a debate over all the other charges.

Once we hear back from the City, we should have a much clearer picture of exactly what Dan needs to do and what you need to do. Then we can focus on getting those items submitted before the deadlines.

Hey, I know this probably feels like a big burden right now, but know that I'll help where I can. Things are in process, and we have the right people involved. We'll keep things moving and make sure the right people get involved as needed.

For now, I would keep your communications with Dan friendly and cooperative, but avoid agreeing that you owe any of the other expenses until you have had a chance to review the documentation.

The priority is simple: **get the patio permitted and open.** We can deal with the other accounting issues separately.

— Bret