

# Snell & Wilmer

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## **Patricia Brum**

Associate | Los Angeles

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### **Main Bio**

Patricia Brum, a Brazilian native, is a business lawyer with over fifteen years of experience in representing Latin American and American companies (both large and small) in their international business dealings. Having previously resided in both Mexico and Argentina, Patricia has a deep understanding of the legal system and business customs of these countries, using her unique perspective to help her Latin American clients navigate the legal system and business world in the United States. She represented a South American publicly traded company in a commercial dispute in excess of \$70,000,000 and has also assisted in international venture capital/startup deals in the construction industry including overhead cranes, drywall, natural stone and other finish surface businesses.

Patricia has worked with over 200 companies in the building materials and construction supply market, including importers, distributors and fabricators. She has extensive experience in drafting construction supply agreements and representing her clients in legal disputes involving breach of warranty and defects in civil courts as well as arbitration proceedings. Patricia previously held a general contractor's license in California, and a subcontractor license in Nevada for fabrication and installation of natural stones, tiles and cabinets.

Patricia has represented homeowners' associations (HOAs) and HOA board members in a wide range of litigation and non-litigation matters, including drafting/amending governing documents (CC&Rs, Bylaws, Rules and Regulations), construction defects, breach of CC&Rs and breach of fiduciary duty disputes, Directors & Officers insurance claims, and many novel legal issues relating to cannabis law, vacation rental restrictions and assessment increase/collection. During her many years of practicing HOA law, Patricia has developed a unique method to assist homeowners and associations in independently identifying who is responsible for the maintenance, repair and replacement of the elements of the community. She is a member of the Community Association Institute (CAI) – Greater Los Angeles Chapter and of the Publication Committee of Focus Magazine (a quarterly publication for homeowner's association and board members) and has written several articles relating to HOA law.

Patricia is fluent in Portuguese and Spanish. She is a member of the Brazil California Chamber of Commerce. Patricia completed her undergraduate degree in International Relations and International Business at the Universidade de Brasilia. She completed her MBA at the University of Southern California and her JD at Southwestern University School of Law.

### **Representative Experience**

- Represented a South American publicly traded company in a commercial dispute in excess of \$70,000,000
- Worked with over 200 companies in the building materials and construction supply market, including importers, distributors and fabricators
- Represented corporations and board members sued for breach of fiduciary duty
- Represented homeowner association in an issue of first impression involving short term vacation rentals
- Represented homeowners association in drafting governing documents regulating the use of cannabis with the development
- Represented a mobile home park in a complex dispute regarding a breach of lease agreement involving 95 plaintiffs
- Extensive experience with anti-SLAPP (Strategic Lawsuit Against Public Participation) lawsuits

## **Education**

- Southwestern Law School (J.D., summa cum laude, 2014)
- University of Southern California (MBA, Finance, 2006)
- University of Brasilia (B.A., Business and International Relations, 1999)

## **Languages**

- Portuguese
- Spanish

## **Professional Memberships & Activities**

- Community Association Institute (2014-present)
  - Publications Committee Member (2018-present)
  - Legislative Committee Member (2018)
- Brazil California Chamber of Commerce (2019-present)
- University of Southern California Lambda LGBT Alumni Association
  - Board of Directors, Member (2019-present)

## **Representative Presentations & Publications**

### **Publications**

- "A New Year's Resolution That You Can Stick To: Being a Good Neighbor," Co-Author, Focus Magazine (December 2018)
- "Frequently Asked Questions About Suspension of the Corporate Status of an Association," Author, Focus Magazine (October 2018)
- "Idea Theft and Free Speech: A 9th Circ. Victory For Writers," Co-Author, Law360 (November 28, 2017)
- "Landmark "Idea Theft" Court Decision Secured by KGSW," Co-Author, KGSW (November 17, 2017)
- "Law License: How Undocumented Immigrants Can Make Their "American Dream" Reach as Far as the Practice of Law," Author, Southwestern Law Review (2014)

### **Presentations**

- "Inn of Court: SLAPP statute – Is that SLAPPable?" Panelist, Beverly Hills Bar Association, Southern California Business Litigators Section (February 2018)

### **Other Professional Experience**

- Kulik Gottesman Siegel & Ware, LLP, Associate (2014-2018)
- United States District Court, Central District of California, Judicial Extern to the Honorable Consuelo B. Marshall (2013)
- Zucchi Granite Group, Manager, International Trade Division (2002-2011)
- Ernst & Young, International Trade Consultant, Legal Department (2000-2001)

### **Bar Admissions**

- California

### **Court Admissions**

- Supreme Court of California
- United States District Court, Central District of California
- United States Court of Appeals, Ninth Circuit