

**MICHAEL J. GELFAND**  
**GELFAND & ARPE, P.A.**  
**1555 Palm Beach Lakes Boulevard**  
**Suite 1220**  
**West Palm Beach, Florida 33401**  
**(561) 655-6224**

**BAR MEMBERSHIPS**

The Florida Bar.  
Southern District of Florida.  
Middle District of Florida.

United States Eleventh Circuit.  
Palm Beach County Bar Association.  
American Bar Association.

**CERTIFICATIONS**

Florida Bar Board Certified Condominium & Planned Development Lawyer.  
Florida Bar Board Certified Real Estate Lawyer.  
Arbitrator (Pursuant to Supreme Court of Florida Approved Program).  
Mediator (Supreme Court Certified for Civil County and Civil Circuit Courts).

**RATING**

Martindale - Hubbell: AV Preeminent® Peer Review Rated.  
American College of Real Estate Lawyers, Fellow.  
WorldClass Academy (Florida Chamber Foundation).  
College of Community Association Lawyers.

**PROFESSIONAL, CIVIC AND COMMUNITY RECOGNITION**

American College of Real Estate Lawyers: Fellow, 2007 - Present.  
Common Interest Ownership Committee: Member, 2007 - Present; Vice-Chair  
2011-2102; Chair 2012 - 2015.  
Meeting Leader, Spring 2018.  
Publications Committee 2016 – Present, Vice- Chair 2019 – Present.

Children's Advocacy Award "In recognition of outstanding *Pro Bono* service to the  
citizens of Palm Beach County." 1996.

Children's Home Society of South Florida:  
*Pro Bono* litigation co-counsel, 1992-1997.

City of Boca Raton:  
Special Master, 2005 - 2011.  
Builders' Board of Adjustment and Appeals:  
Chairperson, 1988 - 2004; Member, 1986 - 1988.

Proclamation 2012 "... the success of the City's Code Enforcement efforts may be attributed, in significant measure, to Michael Gelfand's knowledge of the City Code, his fairness in its interpretation and application, and his overall professionalism and dedication to the City ... express the sincere thanks of our citizens, the City Council and City staff to Michael J. Gelfand for his contribution to the City of Boca Raton...."

Flamingo Park Homeowners Association, Inc.:  
Various Committees, 2005 - 2010.  
Director, 2008 - 2009.

Florida, State of: Commissioner, Fifteenth Circuit Judicial Nominating Commission, appointed by Governor Charlie Crist, 2008 - 2011.

Florida Bar, The:

Board of Governors, Fifteenth Circuit, Seat 4, 2021- Present.

Professional Ethics Committee:

Chair, 2020 – 2021; Vice-Chair, 2019 – 2020; Member, 2017 – 2021.

Condominium Law and Policy Life Safety Advisory Task Force, 2021.

Real Property, Probate and Trust Law Section, Executive Council, 1997 - Present.

RPPTL Strategic Planning Implementation Committee 2019 – Present.

RPPTL Strategic Planning 2018 – 2019.

RPPTL Chair, 2015-2016.

RPPTL Liaison for Constitutional Review Commission 2017- 2018.

RPPTL Chair-Elect: Director, General Standing Division, 2014-2015.

RPPTL Director, Real Property Division, 2012 - 2014.

RPPTL Section Secretary, 2011- 2012.

RPPTL Legislative Review Committee:

Chair, 2009 - 2011, Co-Vice Chair (Real Property), 2007 - 2009.

RPPTL Condominium and Planned Development Committee:

Chair, 2004 - 2007; Co-Chair, 2003 - 2004; Vice-Chair, 1999 - 2003;

Secretary, 1996 - 1999; Condominium Sub-Committee: Chair, 1997 - 2002;

Member, 1989 - Present.

RPPTL Fellowship Committee, 2008 - 2010.

RPPTL Member Communications and Information Technology Committee, 2007 - 2012.

Speaker's Bureau, November 1998 - Present.

RPPTL Various Committees: 1989 – Present.

Forum Club of the Palm Beaches: Director, 2007 - 2009.

National Association of Parliamentarians: Member, 1995 - Present.

Palm Beach County Bar Association:

Civil Circuit Rules Committee, Member: 1996 - Present.

Condominium and Association Continuing Legal Education Committee:  
Chairperson, 1991 -1993, 1997 - 2012; Member, 1988 - 2015.  
Foreclosure Committee, Member: 2008 - 2010.  
Independence of the Judiciary Committee, Member: 2006 - 2008.  
Small Claims Court Committee: Member, 1993 – 2015.  
Bench/Bar Computer Access to Public Records Special Committee:  
Chairperson: 1991.

Palm Beach (Fifteenth) Circuit and County Courts:

Arbitrator (Listed), 2009 - Present.  
Circuit Court Umpire, 2007 - 2008.  
County Court Special Master, 1996 - 2001.

Palm Beach County School System:

Construction Oversight and Review Committee:  
Member: 1999 - 2007; 2008 - Present; Vice-Chair: 2005 - 2006.  
Alexander W. Dreyfoos, Jr., School of the Arts School Advisory Committee:  
Chair, 2006 - 2007; Member, 2003 - 2009.  
Ethics Bowl: Judge, 2014, 2016.  
Palm Beach Lakes High School:  
Magnet School Advisory Committee: Member, 1995 - 2003.  
Youth Court, Magistrate, 2003 - Present.  
Roosevelt Community Middle School Advisory Committee: Chair, 2000 - 2002.  
Addison Mizner Elementary School Advisory Committee: Secretary, 1996 - 2000.  
School Board Candidate (Primary and General Election: District 6): 1998.  
Gifted Education Advisory Committee: Member 1997 - 1999.

Temple Israel of West Palm Beach:

Past President, 2013 - 2020.  
Co-President, 2011 - 2013.  
Co-President Elect, 2010 - 2011.  
Vice President, 2007 - 2010.  
Trustee, 2006 - 2020.  
Religious Practices Committee: Chair, 2007 - 2011.  
Various Committee Memberships: 2005 - Present.

Temple Beth El of Boca Raton, Inc.:

Vice-President of Membership, 1993 - 1995.  
Corporate Secretary, 1992 - 1993.  
Trustee, 1989 - 1995.  
Parliamentarian, 1988 - 1989.  
Various Committee Memberships: 1988 - 2005.

Youth Orchestra of Palm Beach County, Inc.:

Chair 2006 - 2007.  
Chair Elect 2005 - 2006.

Immediate Past Chair: 2007 - 2008.  
Corporate Secretary 2003 - 2005; 2008 - 2009.  
Director, 2003 - 2009.

## LEGAL WRITINGS

“Novation of a Covenant, an Oxymoron?” *ActionLine* (The Florida Bar Real Property, Probate and Trust Section, Winter 2020).

“Condominium and Homeowners’ Association Liens,” *Florida Condominium and Condominium Association Law* (The Florida Bar, 4<sup>th</sup> Ed. 2017); and, *Florida Real Property Litigation* (The Florida Bar, 9<sup>th</sup> Ed. 2018).

“Alternative Dispute Resolution,” *Florida Condominium and Condominium Association Law* (The Florida Bar, 4<sup>th</sup> Ed. 2017).

“Why Berlin” *ActionLine* (The Florida Bar Real Property, Probate and Trust Law Section, Winter 2015).

“Who Needs a Safe Harbor from the Economic Storm?” *ActionLine* (The Florida Bar Real Property, Probate and Trust Law Section, Spring 2014).

“Condominium and Homeowners’ Association Liens,” *Florida Real Property Litigation* (The Florida Bar, 7<sup>th</sup> Ed. 2013).

“Condominium and Homeowners’ Association Liens,” *Florida Real Property Litigation* (The Florida Bar, 6<sup>th</sup> Ed. 2011).

“Come on Down to Florida: The Water is Fine and the Sales are Brisk,” *ACREL NEWS* (Vol 29, No. 3, August 2011).

“Condominium and Homeowners’ Association Liens,” *Florida Real Property Litigation* (The Florida Bar, 5<sup>th</sup> Ed. 2009).

“Community Association Legislative Activity,” *ActionLine* (The Florida Bar Real Property, Probate and Trust Law Section, Summer 2009)

“The Plaza East Trilogy: Not a Nursery Rhyme, But Scary Warfare,” *82 Fla. Bar Journal* 4 (April 2008).

“Supreme Court on Trust Account Liability,” *Advisor* (Florida Lawyers Mutual Ins. Co. 2<sup>nd</sup> Quarter 2008).

“Alternative Dispute Resolution,” *Florida Condominium and Condominium Association Law* (The Florida Bar, 2007).

“Condominium and Homeowners’ Association Liens,” *Florida Condominium and Condominium Association Law* (The Florida Bar, 2007).

“Community Association Law Update,” *ActionLine* (The Florida Bar Real Property, Probate and Trust Law Section, Fall 2007).

“Condominium and Homeowners’ Association Liens,” *Florida Real Property Litigation* (The Florida Bar, 4th Ed. 2005).

“Community Association Law: Mutating Entities?” *ActionLine* (The Florida Bar Real Property, Probate and Trust Section, Fall 2004).

“Alternative Dispute Resolution,” *Florida Condominium Law and Practice* (The Florida Bar, 3<sup>rd</sup> Ed. 1996).

“Out of the Woodshed: *Woodside Village v. Jahren*,” *ActionLine* (The Florida Bar Real Property, Probate and Trust Section, Spring 2002).

“Condominium and Homeowner Association Liens,” *Florida Real Property Litigation* (The Florida Bar, 3<sup>rd</sup> Ed., 2001).

“Condominium Association Arbitrations: Quick and Inexpensive Resolutions,” *ActionLine* (The Florida Bar Real Property, Probate and Trust Section, Summer/Fall 2001).

“Court Dismisses Qui Tam Documentary Stamp Tax Litigation Against Foreclosure Sale Purchasers,” *ActionLine* (The Florida Bar Real Property, Probate and Trust Section, February/May 2001).

“Community Association Law: Florida Case Law Update Selected Cases,” *ActionLine* (The Florida Bar Real Property, Probate and Trust Section, June/September 2000).

“Florida Community Association 2000 Legislative Update,” *ActionLine* (The Florida Bar Real Property, Probate and Trust Section, June/September 2000).

“Legislation Regulating Our Homestead Owner/Controlled Communities,” *ActionKine* (The Florida Bar Real Property, Probate and Trust Section, July/October 1999).

“Condominiums, Cooperative and Homeowners' Association: Hang On!,” *ActionLine* (The Florida Bar Real Property, Probate and Trust Section, October/December 1998).

“Alternate Dispute Resolution,” *Florida Condominium Law and Practice* (The Florida Bar, 1996).

“Condominium and Homeowner Association Liens,” *Florida Real Property Litigation* (The Florida Bar, 2d Ed. 1996).

“Regulating the Homestead: Wholesale Revisions to the Homeowners' Association Law,” *Actionline* (The Florida Bar Real Property, Probate and Trust Section, June/July 1996).

“1995 Association Law Amendments,” *Manager's Report* (1995).

“Review of 1991 and 1992 Amendments to Florida Statutes Chapter 718,” *Florida Condominium Law and Practice* (The Florida Bar, Supp. 1993).

“Condominium and Homeowner Association Liens,” *Florida Real Property Litigation* (The Florida Bar, 1993).

Contributor, “Judicial Estoppel” *Florida Admissibility of Evidence* (Harrison, 1989).

## **LEGAL SEMINAR/LECTURER/PRESENTER**

2021: “Recent Developments – Judicial Update,” University of Miami’s 45th Institute on Condominium and Cluster Developments, West Palm Beach, Florida. [Scheduled October, 2021].

“Post-Lock Down How the Courts Addressed other Casualties and the “Usual” Disputes: 2021 Annual Real Property & Ethics Florida Judicial Update” 40th Annual RPPTL Legislative and Case Law Update, Palm Beach, Florida. [Scheduled July 2021].

“Homeowners’ Associations” 2021 Real Estate Certification Review Course, Florida Bar Real Property Probate and Trust Law Section, Virtual.

“Condominium & HOA’s ABC’s” City of Jupiter, Florida, Virtual.

“A Road to the Bench,” Palm Beach County Bar Association, Virtual.

“Why Stop at 20? 100+ Important Decisions for Condominium and Planned Development 2021 Certification Review,” RPPTL Condominium and Planned Development Certification Review, Virtual.

2020: “Effects of Natural and Viral Disasters on Community Associations Powers, Duties and Operational Issues Confronting Associations and Their Counsel What is a State of “Emergency” Government’s Effect on Associations,” University of Miami’s 45th Institute Condominium and Cluster Developments, Virtual.

“Recent Developments – Judicial Update,” University of Miami’s 45th Institute Condominium and Cluster Developments, Virtual.

“Real Property Case Law and Ethics” 40th Annual RPPTL Legislative and Case Law Update, Virtual.

“ADR And Real Property Case Law Update” Florida Supreme Court’s Dispute Resolution Center, Virtual.

“2020 Real Property Legislative & Case Law Update,” Annual Members’ Convention, The Florida Bar, Virtual.

“Professionalism & Ethics Series - Conflicts Letters and Waivers,” Webinar, The Florida Bar’s Real Property, Probate & Trust Law Section

“What Were They Thinking? Avoiding Issues that Turn Away Clients, Turn Off Staff, and Turn Into Malpractice,” Fund Assembly, Attorney’s Title Fund Services.

“Community Association Case Law & Statutory Update” Condominium and Planned Development Board Certification Examination Seminar, The Florida Bar’s Real Property Probate and Trust Law Section, Fort Lauderdale, Florida.

“Condominium & HOA’s ABC’s” City of Jupiter, Florida.

2019: “Recent Developments – Judicial Update,” University of Miami’s 44th Institute on Condominium and Cluster Developments, Boca Raton, Florida.

“Condominium & HOA’s ABC’s” City of Jupiter, Florida.

“The Changing Judicial Landscape: Challenging Real Estate Practice and Ethics” 39th Annual RPPTL Legislative and Case Law Update, Palm Beach, Florida.

“2019 Real Property Legislative & Case Law Update,” Annual Members’ Convention, The Florida Bar, Boca Raton, Florida.

“Case Law & Legislative Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Homeowners’ Associations” 2019 Real Estate Certification Review Course, Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“Community Association Case Law & Statutory Update” Condominium and Planned Development Board Certification Examination Seminar, Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

2018: “Florida Community Association 2017-2018 Case Law Update,” University of Miami’s 43rd Institute on Condominium and Cluster Developments, Boca Raton, Florida.

“ADR And Real Property Case Law Update: Mileposts For 2017-2018,” Florida Supreme Court’s Dispute Resolution Center, Orlando, Florida.

“Florida Real Property Appellate Update: Courts Calming Chaos -- Substance, Procedures and Ethics.,” 38th Annual RPPTL Legislative and Case Law Update, Palm Beach, Florida.

“2018 Real Property Legislative & Case Law Update,” Annual Members’ Convention, The Florida Bar, Boca Raton, Florida.

“Case Law & Legislative Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Condominium & HOA’s ABC’s” City of Jupiter, Florida.

“Homeowners’ Associations” 2019 Real Estate Certification Review Course, Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“Community Association Case Law & Statutory Update” Inaugural Condominium and Planned Development Board Certification Examination Seminar, Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

2017: “Florida Community Association 2016-2017 Case Law Update,” University of Miami’s 42nd Institute on Condominium and Cluster Developments, Boca Raton, Florida.

“Florida’s Other Branch – The Real Property Judicial Update,” 37th Annual RPPTL Legislative and Case Law Update, Palm Beach, Florida.

“2017 Real Property Legislative & Case Law Update,” Annual Members’ Convention, The Florida Bar, Boca Raton, Florida.

“Recent Developments: Judicial & Legislative Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Drone Wars: Real Property Implications in the Age of Drones,” Florida Bar Real Property Probate and Trust Law Section, Naples, Florida

“Condominium Terminator: Land Vulture or Urban Rehabilitator,” Attorney’s Title Fund Services Fund Assembly, Orlando, Florida.

“Motion Calendar Practice,” Palm Beach County Bar Association, Palm Beach Gardens, Florida

“Florida Case Law Update: Recent Developments,” Florida Bar Real Property Probate and Trust Law Section, Tampa, Florida

“Condominium & HOA’s ABC’s” City of Jupiter, Florida.



“Homeowners’ Associations” 2017 Real Estate Certification Review Course, Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

2016: “2016 Judicial Developments: Recent Cases,” University of Miami’s 41st Institute on Condominium and Cluster Developments, Boca Raton, Florida.

“Legal Update: Recent Florida Appellate Court Decisions,” Florida Certified Public Accountants (Common Interest Realty Associations), Florida.

“Real Property Case Law Update” 36th Annual RPPTL Legislative and Case Law Update, Palm Beach, Florida.

“Case Law Update: Recent Florida State Appellate Decisions,” ARC Mediation, West Palm Beach, Florida.

“Real Property Law Update,” Annual Members’ Convention, The Florida Bar, Orlando, Florida.

“Recent Developments: The Florida Judicial & Legislative Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Motion Calendar Practice,” Palm Beach County Bar Association, Palm Beach Gardens, Florida

“Florida Case Law Update,” Florida Bar Real Property Probate and Trust Law Section, Tampa, Florida

“Condominium & HOA’s ABC’s” City of Jupiter, Florida.

“Homeowners’ Associations” Real Estate Certification Review, Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

2015: “2015 Judicial Developments: Recent Cases,” University of Miami’s 40th Institute on Condominium and Cluster Developments, Boca Raton, Florida.

“Case Law Update: Recent Florida State Appellate Decisions,” ARC Mediation, West Palm Beach, Florida.

“Art of Motion Calendar,” Palm Beach County Bar Association, Palm Beach Gardens, Florida.

“Florida Real Property Case Law 2015,” 35th Annual RPPTL Legislative and Case Law Update, Palm Beach, Florida.

“Florida Case Law Update,” Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“Homeowners’ Associations” Real Estate Certification Review, Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

2014: “Florida Condominium Law Then and Now: 40 Years - Selected Appellate Decisions,” University of Miami’s 38th Institute on Condominium and Cluster Developments, Boca Raton, Florida.

“2014 Judicial Developments: Recent Cases,” University of Miami’s 39th Institute on Condominium and Cluster Developments, Boca Raton, Florida.

“Art of Motion Calendar,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Recent Florida Appellate Decisions: Substantive and Ethical Implications For Mediators And Arbitrators,” ARC Mediation, West Palm Beach, Florida.

“Florida Dirt Case Law 2014: Judicial Tilling of the Field,” 34th Annual RPPTL Legislative and Case Law Update, Palm Beach, Florida.

“Recent Developments: The Florida Judicial & Legislative Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Condominium & HOA’s ABC’s” City of West Palm Beach & Jupiter, Florida.

“2014 Recent Developments: The Florida Judicial Update,” Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“Homeowners’ Associations” Real Estate Certification Review, Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

2013: “Florida Judicial Update: Selected Decisions,” Gunster, West Palm Beach, Florida.

“Selected Florida Cases,” University of Miami’s 38th Institute on Condominium and Cluster Developments, Ft. Lauderdale, Florida. Scheduled: October 2013

“Florida Condominium and Homeowners’ Associations” Inaugural Continuing Judicial Education Lunch and Learn Program, Eleventh Circuit Court, Miami, Florida.

“Florida Appellate and 2013 Case Law Decisions Substantive and Ethical Implications for Mediators and Arbitrators,” ARC Mediation, West Palm Beach, Florida.

“2013 Update & Ethical Impact on: Foreclosure, Community, & Real Property ADR,” ARC Mediation, West Palm Beach, Florida.

Real Property Judicial Review: A Swift Survey for the Dirt Lawyer,” 33rd Annual RPPTL Legislative and Case Law Update, Palm Beach, Florida.

“Top 10 (or 20) for 2013,” Broward County Real Estate Council, Ft. Lauderdale, Florida.

“Top 10 for 13,” South Palm Beach County Bar Association, Boca Raton, Florida

“2013 Statutory and Case Law Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Condo & HOA Update: Closing the Deal — A Primer,” 49<sup>th</sup> Annual Fund Assembly, Attorney’s Title Fund Services, Orlando, Florida.

“Condominium & HOA’s ABC’s” Town of Jupiter, Jupiter, Florida.

“2013 Florida Case Law Update: Practical Implications,” Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“Legal Update: Recent Florida law on Arbitration and Mediation,” Alternate Dispute Resolution Considerations For Real Property, Construction, Probate and Trust Law Practices, Florida Bar Real Property Probate and Trust Law Section, Ft. Lauderdale, Florida.

“Homeowners’ Associations,” Real Estate Certification Review, Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

2012: “Florida Case Law Update: Practical Implications of Significant Decisions,” Florida Institute of Certified Public Accountants’ Common Interest Realty Associations Conference, Orlando, Florida.

“Selected Florida Cases,” University of Miami’s 37th Institute on Condominium and Cluster Developments, Ft. Lauderdale, Florida.

“2012 Update & Ethical Impact On: Foreclosure, Community and Real Property ADR,” ARC Mediation, West Palm Beach, Florida.

“2012 Florida Appellate Decisions,” ARC Mediation, West Palm Beach, Florida.

“Real Property Case Law Update: Practical Implications of Significant Decisions,” 32nd Annual RPPTL Legislative and Case Law Update, Palm Beach, Florida.

“Community Association Law Update,” Annual Members’ Convention, The Florida Bar, Orlando, Florida.

“Deja Vu All Over Again? Case Law and Statutory Law Update: Practical and Ethical Implications,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Condominium and HOA Law,” 2012 Florida College of Advanced Judicial Seminar, Office of State Courts Administrator, Naples, Florida.

“JNC Process,” Walk a Mile in a Judge’s Shoes, Palm Beach County Bar Association, West Palm Beach, Florida.

“Representing Florida Community Associations In Fair Housing Complaints,” Fair Housing Symposium, Palm Beach County Office of Equal Opportunity, West Palm Beach, Florida, Florida.

“Getting on Your Case: Florida Community Law Judicial Update,” Florida Bar Real Property Probate and Trust Law Section, Tampa, Florida.

“Homeowners’ Associations: Real Estate Certification Review,” Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

2011: “Can They Really Do That?” Palm Beach County Bar Association, Jupiter, Florida.

“Selected Florida Cases,” University of Miami’s 36th Institute on Condominium and Cluster Developments, Ft. Lauderdale, Florida.

“Messiah, Martyr or Misanthrope? Receivers, Foreclosing Lenders & Bulk Buyers In a Community Association World,” American College of Real Estate Lawyers, COIA Committee, Philadelphia, Pennsylvania.

“The Anatomy of a Community Association Turnover Meeting: Best Practices in Planning and Executing a Successful Transition of Control,” American Legal Institute – American Bar Association, Video Seminar.

“Bulk Sales and Purchases of Distressed Condominium Units.” American Legal Institute – American Bar Association, Video Seminar.

“2011 Legislative Update & Ethical Impact On: Foreclosure, Community and Real Property ADR,” ARC Mediation, Palm Beach Gardens, Florida.

“Florida Appellate and Case Law Decisions: Substantive & Ethical Implications for Mediator and Arbitrators,” ARC Mediation, Palm Beach Gardens, Florida.

“2011 Florida Real Property Case Law Update,” The Florida Bar Real Property Probate and Trust Law Section, Palm Beach, Florida.

“Can They Do That?” Palm Beach County Bar Association, Palm Beach Gardens, Florida.

“Top 10 Florida Judicial Decisions Impacting the Real Estate Practitioner: An Annual Review,” South Palm Beach County Bar Association, Boca Raton, Florida.

“Community Association Law Update,” Annual Members’ Convention, The Florida Bar, Orlando, Florida.

“Community Association Statutory and Case Law Update, and Related Ethical Issues,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Law Week 2011 Community Association Statutory and Case Law Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Recent Decisions,” The Florida Bar Real Property Probate and Trust Law Section, Tampa, Florida.

“Homeowners’ Associations: Real Estate Certification Review,” Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“Road to the Bench/JNC,” FAWL/F. Malcolm Cunningham, Sr. Bar Assn, West Palm Beach, Florida

2010: “Community Association Update,” American Legal Institute-American Bar Association, Audio Webinar.

“Community Associations v. Foreclosing Lenders: ‘Gunfight at the OK Corral’ Meets ‘Groundhog Day’,” The Florida Bar Real Property Probate and Trust Law Sections, Tampa, Florida.

“Small Claims Clinic,” Palm Beach County Association, Jupiter, Florida.

“Selected Florida Cases,” University of Miami’s 35th Institute on Condominium and Cluster Developments, Ft. Lauderdale, Florida.

“Aging and Obsolete Condominium Projects,” American College of Real Estate Lawyers, COIA Committee, Toronto, Ontario, Canada.

“2010 Real Property Statutory and Case Law Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“2010 Florida Real Property Case Law and Statutory Update,” BankAtlantic, Ft. Lauderdale, Florida.

“Legislative Drafting,” The Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“2010 Legislative Update & Ethical Impact On: Foreclosure, Community and Real Property ADR,” ARC Mediation, Palm Beach Gardens, Florida.

“Florida Appellate and Case Law Decisions: Substantive & Ethical Implications for Mediator and Arbitrators,” ARC Mediation, Palm Beach Gardens, Florida.

“2010 Real Property Case Law Update,” The Florida Bar Real Property Probate and Trust Law Section, Palm Beach, Florida.

“2010 Real Property Update,” Central Florida Real Estate Counsel, Orlando, Florida.

“Florida Condominium Case Law and Statutory Update,” Annual Members’ Convention, The Florida Bar, Boca Raton, Florida.

“Case Law and Statutory Law Update and Practice Ethics,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Florida Case Law Update,” The Florida Bar Real Property Probate and Trust Law Section, Tampa, Florida.

“Judicial Nominating Commission Process,” Florida Association of Woman Lawyers, West Palm Beach, Florida.

“Homeowners’ Associations: Real Estate Certification Review,” Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“Anatomy of a Turnover Meeting,” The Florida Bar Real Property Probate and Trust Law Section, Tampa, Florida.

2009: “Homeowner Association Governance: New Developments,” American Legal Institute - American Bar Association, Audio Webinar.

“Issues in Distressed Common Interest Ownership Communities,” American College of Real Estate Lawyers, Washington, D.C.

“Selected Florida Cases,” University of Miami’s 34<sup>th</sup> Institute on Condominium and Cluster Developments, Ft. Lauderdale, Florida.

“Florida ADR Case Law Update,” Supreme Court of Florida’s Dispute Resolution Center, 18th Annual Conference for Mediators and Arbitrators, Orlando, Florida.

“Real Property Case Law Update,” The Florida Bar Real Property Probate and Trust Law Section, Palm Beach, Florida.

“2009 Community Association Law Update,” Annual Members Convention, The Florida Bar, Orlando, Florida.

“2009 Real Property Statutory and Case Law Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“2009 Legislative and Case Law Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Your "Friendly" Neighborhood Association: An Examination of Current Issues in Association Law for the REAL Property Practitioner,” Attorneys’ Real Estate Council of Palm Beach County, West Palm Beach, Florida.

“How to Draft Legislation,” Florida Bar Real Property Probate and Trust Law Section, St. Petersburg, Florida.

“Homeowner Association Governance: New Developments in Troubling Times,” American Legal Institute - American Bar Association, Audio Webinar.

“Law Week: Community Association Law Update: 2009 Legislative Session,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Law Week: Small Claims Clinic,” Palm Beach County Association, West Palm Beach, Florida.

“Face to Face - Various Topics - A Three Sided Round Table Discussion of Current Issues,” Ins and Outs of Florida Condominium Law - 2009, Tampa, Florida.

“Case Law Update,” Ins and Outs of Florida Condominium Law - 2009, Tampa, Florida.

“Homeowners’ Associations: Real Estate Certification Review,” Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“Distressed Projects,” Central Florida Real Estate Council, Orlando, Florida.

“Distressed Condominium Sequel,” American Legal Institute - American Bar Association, Video Broadcast.

2008: "Selected Florida Cases," University of Miami's 33<sup>rd</sup> Institute on Condominium and Cluster Developments, Ft. Lauderdale, Florida.

"Community Association & Condominium Conflicts," Supreme Court of Florida's Dispute Resolution Center, 17<sup>th</sup> Annual Conference for Mediators and Arbitrators Orlando, Florida.

"Real Property Case Law Update: Brisk to the End," The Florida Bar Real Property Probate and Trust Law Section, Palm Beach, Florida.

"Association Action! Community Decision Making and Participation," *Chautauqua Institute*, Chautauqua, New York.

"2008 Real Property Statutory and Case Law Update," Palm Beach County Bar Association, West Palm Beach, Florida.

"2008 Legislative Session: It May Be Safe To Come Out Now," Palm Beach County Bar Association, West Palm Beach, Florida.

"Mediating Commercial Lease Disputes: Stop Arguing - Start Talking," American Legal Institute - American Bar Association, Audio Webinar.

"Community Association Law," Palm Beach County Bar Association, West Palm Beach, Florida.

"The New Age of Condominium Workouts - Perspectives From all Angles and the Tremendous Potential for Disaster," American Bar Association, Washington, DC.

"Homeowners' Associations: Real Estate Certification Review," Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

"Case Law Update," Ins and Outs of Florida Condominium Law - 2008 Edition, Tampa, Florida.

"Town and Homeowners' Association Responsibilities," Town of Jupiter, Florida, Jupiter, Florida.

"Distressed Condominium Projects: A Survival Guide in Uncertain Financial Times." American Legal Institute - American Bar Association, Video Webcast.

2007: "Selected Cases," University of Miami's 32<sup>nd</sup> Institute on Condominium and Cluster Developments, Miami, Florida.

"The Condo Glut - A Survival Guide for Condominium Workouts," American College of Real Estate Lawyers, Miami Beach, Florida.



“Condo Glut Workout,” American Legal Institute - American Bar Association, Teleseminar.

“Community Association & Condominium Conflicts: Significant Growth to Preserving the Peace,” Florida Dispute Resolution Center, 16<sup>th</sup> Annual Conference for Mediators and Arbitrators Orlando, Florida.

“Parliamentary Procedures - Practical Balancing: The Right to Speak vs. The Right to Decide,” Chautauqua Institute, Chautauqua, New York.

“Condominiums, Conversions, Etc.,” Florida Bar Real Property Probate and Trust Law Section, Palm Beach, Florida.

“2007 Case Law and Statutory Update and Practice Ethics,” Palm Beach County Bar Association, West Palm Beach, Florida.

“2007 Legislative and Case Law Update: New Worries and Ethical Considerations,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Case Law Update: What Transpired in 2006,” Florida Bay Real Property Probate and Trust Law Section, Orlando, Florida.

“Homeowners’ Association: Real Estate Certification Review,” Florida Bar Real Property Probate and Trust Law Section, Orlando, Florida.

“Parliamentary Procedures — Practical Balancing: The Right to Speak vs. The Right to Decide,” Chautauqua Institute, Chautauqua, New York.

“Alternate Dispute Resolution and Community Associations: Do Not Pass Go! Why so Few Community Association Appellate Decisions?” Florida Real Property Probate and Trust Law Section, Tampa Florida.

2006: “Selected Cases,” University of Miami's 31st Institute on Condominium and Cluster Developments, Miami, Florida.

“Parliamentary Procedures — Practical Balancing: The Right to Speak vs. The Right to Decide,” Chautauqua Institute, Chautauqua, New York.

“Association Action: Community Decision Making and Participation,” Chautauqua Institute, Chautauqua, New York.

“Homeowners’ Association: Real Estate Certification Review,” Florida Bar Real Property, Probate and Trust Law Section, Orlando, Florida.

“They Changed it Again: 2006 Legislative Update and Ethical Considerations,” Palm Beach County Bar Association, West Palm Beach, Florida.

“2006 Community Association Law Update,” The Florida Bar, Annual Members’ Convention, Boca Raton, Florida.

“Statutory and Case Law Update: Ethics and Responsibility in our Changing Environment,” Florida Bar Real Property Probate and Trust Law Section, Palm Beach, Florida.

“Alternate Dispute Resolution in Condominium [& Homeowners’] Association Disputes,” Palm Beach County Bar Association, West Palm Beach, Florida.

2005: “Selected Cases,” University of Miami's 30th Institute on Condominium and Cluster Developments, Miami, Florida.

“Homeowners’ and Condominium Association Law: 25<sup>th</sup> Annual Legislative and Case Law Update,” Florida Bar Real Property, Probate and Trust Law Section, Manalapan, Florida.

“Condominium/Homeowner/Cooperative Decision Making,” Chautauqua Institute, Chautauqua, New York.

“Homeowners’ Association: Real Estate Certification Review,” Florida Bar Real Property, Probate and Trust Law Section, Orlando, Florida.

“Mediation: Homeowners Association Act,” Florida Bar Real Property, Probate and Trust Law Section, Orlando, Florida.

“Statutory and Case Law Update: Ethics and Responsibility in Our Changing Environment,” Palm Beach County Bar Association Seminar, West Palm Beach, Florida.

“2005 Real Property Legislative Update: The Making of Kosher Sausage - Direct from Tallahassee and Hot Off the Press,” Palm Beach County Bar Association Seminar, West Palm Beach, Florida.

“Law Week 2005: Homeowners and Condominium Law,” Palm Beach County Bar Association Public Seminar, West Palm Beach, Florida.

2004: “Issues and Ethics Impacting Out-of-State Counsel Considering Florida Community Association Law,” Florida Bar Real Property, Probate and Trust Law Section, Williamsburg, Virginia.

“Case Law Update: Highlights of What Have They Done to Us Now, Tips for Clients and Ethical Issues for Counsel,” University of Miami's 29th Institute on Condominium and Cluster Developments, Miami, Florida.

“Case Law Update: 24<sup>th</sup> Annual Legislative and Recent Case Law Update,” Florida Bar Real Property, Probate and Trust Law Section, Palm Beach, Florida.

“Case Law Update: Judicial Divining of Legislative, Executive and Personal Actions,” Palm Beach County Bar Association Public Seminar, West Palm Beach, Florida.

“Case Law Update: Highlights of What Have They Done to Us Now, Tips for Clients and Ethical Issues for Counsel,” Palm Beach County Bar Association Public Seminar, West Palm Beach, Florida.

“Judicial Highlights for Community Associations: Have You Seen What Has Come Down from the Mountaintop?” The Florida Bar Real Property, Probate and Trust Law Section, Orlando, Florida.

2003: “Case Law Update: Recent Development,” University of Miami's 28th Institute on Condominium and Cluster Developments, Miami, Florida.

“Evolving Condominium and H.O.A. Issues, The Florida Bar Real Property, Probate and Trust Law Section, Palm Beach, Florida.

“Alternate Dispute Resolution: Can We Sue Yet?” Palm Beach County Bar Association Public Seminar, West Palm Beach, Florida.

“Alternate Dispute Resolution,” Overview of Real Property Litigation Issues, The Florida Bar's Real Property, Probate and Trust Law Section, Fort Lauderdale and Tampa, Florida.

“Federal and State Fair Housing Law,” The Nuts and Bolts of Fair Housing Litigation, The Florida Bar's Equal Opportunity Law Section, Miami, Florida.

“Current Issues in Fair Housing,” Fair Housing Month 2003, Palm Beach County Office of Equal Opportunity and Legal Aid Society of Palm Beach County, Inc., West Palm Beach, Florida.

2002: “Selected Case Law Update,” University of Miami's 27th Institute on Condominium and Cluster Developments, Miami, Florida.

“Case Law Update,” Palm Beach County Bar Association Public Seminar, West Palm Beach, Florida.

“Not Quite the Supreme Court Review: Florida Appellate Decisions Impacting Associations,” Palm Beach County Bar Association Seminar, West Palm Beach, Florida.

“Condominium/Homeowner/Cooperative Decision Making,” *Chautauqua Institute*, Chautauqua, New York”

“News From the Front,” The Florida Bar, The Real Property, Probate and Trust Law Section, Boca Raton, Florida.

- “Small Claims Clinic,” Palm Beach County Bar Association Public Seminars, Boca Raton, Florida.
- 2001: “Selected Case Law Update,” University of Miami's 26th Institute on Condominium and Cluster Developments, Miami, Florida.
- “Case Law Update,” Palm Beach County Bar Association Public Seminar, West Palm Beach, Florida.
- “Condominium/Homeowner/Cooperative Decision Making,” Chautauqua Institute, Chautauqua, New York.
- “Condominium and Homeowner Association Update,” Attorneys’ Title Insurance Fund, 37<sup>th</sup> Annual Fund Assembly, Orlando, Florida
- “Hot Topics,” The Florida Bar, The Real Property, Probate and Trust Law Section, Ft. Lauderdale, Florida.
- 2000: “Selected Case Law Update,” University of Miami's 25th Institute on Condominium and Cluster Developments, Miami, Florida.
- “*Woodside Village v. Jahren: Whose Rights Come First*,” The Florida Bar Real Property Division Roundtable, Palm Beach, Florida.
- “Recent Cases,” Palm Beach County Bar Association Annual Association Law Seminar, West Palm Beach, Florida.
- “Hot Topics: Condominium Association Law,” The Florida Bar, The Real Property, Probate and Trust Law Section, Orlando, Florida.
- “Case Law Update,” Palm Beach County Bar Association Public Seminar, West Palm Beach, Florida.
- “Small Claims Clinic,” Palm Beach County Bar Association Public Seminars, Boca Raton, Florida.
- 1999: “Fair Housing Accessibility & Accommodations,” Florida Civil Rights Conference, Miami, Florida.
- “Restructuring the Community Association-How Does the Association Raise Capital for Substantial Improvements? Dealing with Demographic Changes in the Community,” University of Miami's 24th Institute on Condominium and Cluster Developments, Miami, Florida.
- “Condominium Update,” The Florida Bar, The Real Property, Probate and Trust Law Section, Palm Beach, Florida.
- “Case Law Update,” Palm Beach County Bar Association Public Seminar, West Palm Beach, Florida.

- “Recent Cases,” Palm Beach County Bar Association Annual Association Law Seminar, West Palm Beach, Florida.
- “Condominium and Homeowners Association,” Palm Beach County Bar Association Public Seminars, West Palm Beach, Florida.
- “Small Claims Clinic,” Palm Beach County Bar Association Public Seminars, West Palm Beach, Florida.
- 1998: “Recent Developments - Florida and Elsewhere - Judicial Update,” University of Miami's Twenty-Third Institute on Condominium and Cluster Developments, Miami, Florida.
- “Law Week Association Law Update,” Palm Beach County Bar Association, West Palm Beach, Florida.
- “Condominium and Homeowner Association Assessments, Collections and Liens,” Palm Beach Community College, Boca Raton, Florida.
- “1998 Condominium & Homeowner Association Law & Practice Seminar,” Real Property, Probate & Trust Law Section, The Florida Bar, Tampa Florida.
- “Alternative Dispute Resolution,” Community Associations Institute, West Palm Beach, Florida.
- “Condominium and Homeowners Association,” Palm Beach County Bar Association Public Seminars, West Palm Beach, Florida.
- “Small Claims Clinic,” Palm Beach County Bar Association Public Seminars, West Palm Beach, Florida.
- 1997: “Assessments and Lien Foreclosures,” Community Associations Institute, West Palm Beach, Florida.
- “Small Claims Clinic,” Palm Beach County Bar Association Public Seminars, West Palm Beach, Florida.
- “Phantom Unit Assessments: *RIS Corp.* Decision Impact on Developers and Associations,” The Florida Bar Condominium and Planned Development Committee.
- “Case Law Update,” Palm Beach County Bar Association Law Seminar, West Palm Beach, Florida.
- 1996: “Insurance Update - Overview of Insurable Interests, Statutory Requirements and Operational Issues Facing Associations,” University of Miami's Twenty-First Institute on Condominium and Cluster Developments, Miami, Florida.

“Recent Developments: Florida Judicial Update,” The Florida Bar's 20th Annual Condominium Seminar, Boca Raton, Florida.

“Satellite Dish Regulation: Impact of Telecommunications Act Section 207,” The Florida Bar Condominium and Planned Development Committee, Real Property Section Annual Meeting.

“Case Law Update,” Palm Beach County Bar Association Annual Association Law Seminar, West Palm Beach, Florida.

“Law Week Seminars: Homeowners and Association Law Update,” Palm Beach County Bar Association, West Palm Beach, Florida.

“Small Claims Clinic,” Palm Beach County Bar Association Public Seminars, West Palm Beach, Florida.

1995: “Florida Condominium Law,” National Business Institutes, Miami, Florida.

“1995 Association Law Amendment Update,” Palm Beach Atlantic College, West Palm Beach, Florida.

“Small Claims Clinic,” Palm Beach County Bar Association Public Seminars, West Palm Beach, Florida.

1994: “Recent Developments - Florida and Elsewhere - Judicial Update,” University of Miami's Nineteenth Institute on Condominium and Cluster Developments, Miami, Florida.

“Case Law Update,” Palm Beach County Bar Association Annual Association Law Seminar, West Palm Beach, Florida.

“Entrepreneurial Law,” Palm Beach Community College, Boca Raton, Florida.

Community Association Institute Association Law, Palm Beach Community College, Boca Raton, Florida.

1993: “Case Law Update,” Palm Beach County Bar Association Annual Association Law Seminar, West Palm Beach, Florida.

Community Association Institute Association Law, Palm Beach Community College, West Palm Beach, Florida.

1992: “Recent Developments - Florida and Elsewhere - Judicial Update,” University of Miami's Seventeenth Institute on Condominium and Cluster Developments, Miami, Florida.

“Case Law Update-Selected Cases,” The Florida Bar's 18th Annual Condominium Law Seminar.

“Case Law Update,” Palm Beach County Bar Association Annual Association Law Seminar, West Palm Beach, Florida.

Community Association Institute Association Law, Palm Beach Community College, West Palm Beach, Florida.

1991: “Case Law Update,” Palm Beach County Bar Association's Annual Association Law Seminar, West Palm Beach, Florida.

1990: “Transfer Restrictions and Occupancy: What is Arbitrary and Capricious?” The Florida Bar's 17th Annual Condominium Law Seminar, Tampa, Florida.

“Recent Cases, Statutes and Rules,” Palm Beach County Bar Association's Annual Association Law Seminar, West Palm Beach, Florida.

1989: “Limitations on Sale/Rental Approvals,” Palm Beach County Bar Association's Annual Association Law Seminar, West Palm Beach, Florida.

### **LEGAL WORK EXPERIENCE (with last title)**

June 1991 - Present  
Senior Shareholder  
GELFAND & ARPE, P.A.

December 2006 - 2018  
Mediator, Arbitrator, Co-Owner  
ARC MEDIATION, INC.

March 1989 - June 1991  
Supervisor: Real Estate Litigation  
ST. JOHN & KING  
500 Australian Avenue South, Suite 600  
West Palm Beach, Florida 33401

January 1984 - March 1989  
Senior Associate  
BECKER, POLIAKOFF & STREITFELD, P.A.  
3111 Stirling Road  
Hollywood, Florida 33312-6525  
[Broward and Palm Beach offices]

May 1982 - December 1983  
Shareholder  
ABRAMSON, ANSEL & GELFAND, P.A.  
634 West Flagler Street  
Miami, Florida 33130

September 1981 - April 1982

Law Clerk for Jon Mills, Esq.

McGALLIARD, MILLS & deMONTMOLLIN

4040 Newberry Road

Gainesville, Florida 32607

## **LEGAL EDUCATION**

University of Florida College of Law, Gainesville, Florida.

Degree: Juris Doctor, May 1982.

Activities and Honors: Order of Barristers; Moot Court Team; First Place award for the 1982 ABA/LSD Regional Moot Court competition, selected to represent the Moot Court Team at the ABA/LSD National Competition; Dean's Honor List (four of seven grading periods); Appellate Advocacy, Honors, Instructor and member of Board of Editors; Governmental Research Council, Director; John Marshall Bar Association, Representative; Academic Incentives Committee, Student Member; New Student Advisor; Phi Delta Phi Fraternity; Law League Softball.

## **UNDERGRADUATE EDUCATION**

Northwestern University School of Communications (Speech), Evanston, Illinois.

Degree: Bachelor of Science/Speech (Communication Studies/Political Science), June 1979.

Activities and Honors: Deru Senior Honorary Society; Speaker of the Forum (Student Senate); University Center, Student Manager; Student Bail Fund, Coordinator; Committee to Elect a Student Alderperson; Treasurer & Candidate; University Center Board, Chairman.

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