

34TH ANNUAL COMMUNITY ASSOCIATION LEADERSHIP CONFERENCE

FREE EDUCATIONAL FORUMS FOR BOARD MEMBERS, PROPERTY OWNERS AND MANAGERS ANNOUNCED AT 15 LOCATIONS AROUND FLORIDA

CONFERENCE WILL FOCUS ON STRATEGIES FOR COMMUNITIES TO DEAL WITH ECONOMIC CRISIS



Becker & Poliakoff announces its Annual Community Association Leadership Conferences beginning on January 15, 2010 where attendees will learn strategies to deal with the financial issues facing their Florida communities. Topics will include liability of owners versus subsequent purchasers, collecting rents in lieu of assessments, depositing rents into the court registry, extraordinary receiver

appointments and extra-judicial remedies, among others.

A panel of Becker & Poliakoff's attorneys from a variety of practice groups will answer questions during the third hour of the conference. You may submit questions in advance for the panel members by email to questions@becker-poliakoff.com. Please indicate which event you are attending in

the subject line of the email, so that the panelists can do their best to respond at the event you attend.

See page 3 for Conference dates and locations.

Register today for this free conference by mailing the enclosed registration form or online at www.becker-poliakoff.com/events/ca/ for the event nearest you.

BECKER & POLIAKOFF ATTORNEYS PROVIDE LEADERSHIP ON ISSUES IMPACTING COMMUNITIES



The past year has presented challenges to the financial stability of communities across the country. Becker & Poliakoff attorneys work to protect the interests of communities and advocate for them in the Capitol, in the media, and even with the President of the United States.

"The failure of defaulting banks and homeowners to pay their share of the common expenses necessary for the upkeep of the common-ownership residential communities is forcing 'innocent owners' to directly bear the burden of the bad debt of others." – Becker & Poliakoff founding shareholder Gary A. Poliakoff, in his letter to President Barack Obama requesting a federal solution to the foreclosure crisis (March 10, 2009).

"The money that the associations spend taking care of the property goes to protect and preserve the value and condition of the bank's collateral. Why shouldn't the banks have some responsibility for those expenses?" -- Becker & Poliakoff attorney Kenneth S. Direktor, quoted in editorial, *Palm Beach Post* (March 8, 2009).

"The association has no incentive to foreclose...because the bank's lien has priority and [the association] will end up with nothing." – Becker &

Poliakoff attorney J. Kevin Miller, quoted in *Lee County Condos Linger in Limbo*, *Ft. Myers News-Press* (April 12, 2009).

"Community leaders cannot abrogate their responsibilities solely by hiring management to contract with a bookkeeping service. While the volunteer leaders are not expected to become experts, they must have a basic understanding of the association's finances." – Becker & Poliakoff attorney Lisa A. Magill, quoted in *Associations Wary after Two Arrested for Condo Thefts*, *South Florida Sun-Sentinel* (August 6, 2009).

"Obviously, it is not wise to fail to timely adopt a budget...[I]f the failure to timely adopt a new budget results in a shortfall of funds that is detrimental to the association, the directors could be exposed to some criticism and there may even be some potential liability for the association." – Becker & Poliakoff attorney Joseph E. Adams, author of *It's Important to Handle Condo Budget Decision Well*, *Ft. Myers News-Press* (October 25, 2009).



GARY POLIAKOFF'S NEW BOOK

Gary Poliakoff's new book, co-written with his son Ryan Poliakoff, a former Board President, provides a guide to the most important aspects of buying or living in a shared ownership community and how to effectively serve as a board member or volunteer.

The book will be available for sale at all conferences.



This Conference is approved for two (2) continuing education credit hours in Insurance and Financial Management for Community Association Managers. (Course 9625735, Provider No. 0000811). Attendees will receive a Certificate of Completion for CAM credit (managers only) or a Certificate of Participation from Becker & Poliakoff Institute.

Staying Afloat: Strategies for Helping Your Community in Difficult Economic Times

8:30 AM **Registration**
(Continental Breakfast Provided)

9:00 AM **Collections in Today's Economy**

Nuts and Bolts Overview - The Basics

- a. Liability of Owner and Subsequent Purchasers
- b. The Legal Process
- c. Foreclosing the Claim of Lien
- d. Mortgage Foreclosures

Options in a Troubled Economy

- a. Mortgage foreclosure takes too long
- b. Collecting rents in lieu of assessments
- c. Depositing rents into the court registry
- d. Extraordinary receiver appointments
- e. Extra-Judicial Remedies
- f. Facing the Economic Crisis

Panel Discussion – A Panel of Attorneys will answer questions on topics such as Rule Enforcement, Construction Defects and Delays, Employment including Discrimination, Harassment, Wage/ Hour Policies, Legislative Advocacy, Working with your Local Government, Land Use & Zoning and more.

Evaluation

12:30 PM **Conference Ends**

WHO SHOULD ATTEND?

Board Members of:

- Condominium Associations
- Cooperative Associations
- Timeshare Associations
- Homeowner Associations
- Mobile Home Associations

Owners of:

- Condominiums
- Cooperatives
- Timeshares
- Single Family homes
- Mobile Homes

- Property Managers
- Other Community Association Management Professionals

Register for this FREE conference online at www.becker-poliakoff.com/events/ca/ or complete the enclosed registration form and return in the envelope provided. Space is limited. Kindly let us know if you have registered, but are unable to attend.



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LEADERSHIP CONFERENCE DATES AND LOCATIONS



1. Southwest Florida

Friday, January 15, 2010
Barbara B. Mann Center
8099 College Parkway
Ft. Myers, FL 33919

Saturday, February 6, 2010
Hilton Naples
5111 Tamiami Trail North
Naples, FL 34103

For further information contact:
Franklin Scott
(239) 433-7707 or
fscott@becker-poliakoff.com



2. Tampa Bay

Friday, January 29, 2010
Hilton St. Petersburg Carillon Park
950 Lake Carillon Drive
St. Petersburg, FL 33716

For further information contact:
Sheila Koonce
(727) 712-4000



3. Port St. Lucie

Saturday, January 30, 2010
Port St. Lucie Civic Center
9221 S.E. Civic Center Place
Port St. Lucie, FL 34952

For further information contact:
Joanna Fricke
(772) 871-9320
or jfricke@becker-poliakoff.com



4. Miami Dade And The Keys

Saturday, February 6, 2010
Hawk's Cay Resort
61 Hawk's Cay Blvd.
Duck Key, FL 33050

Saturday, March 20, 2010
Hilton Miami Airport
5101 Blue Lagoon Drive
Miami, FL 33126

For further information contact:
Adrian Gonzalez
(305) 262-4433 or
agonzalez@becker-poliakoff.com



5. Panhandle

Friday, February 12, 2010
Emerald Coast Conference Center
1250 Miracle Strip Parkway SE
Ft. Walton Beach, FL 32548

Friday, February 19, 2010
The Boardwalk Beach Resort
9400 South Thomas Drive
Panama City Beach, FL 32408

For further information contact:
Melissa Bond
(850) 664-2229 or
mbond@becker-poliakoff.com



6. Sarasota

Saturday, February 13, 2010
Hyatt Regency Sarasota
1000 Boulevard of the Arts
Sarasota, FL 34236

For further information contact:
Jennifer Butler
(941) 366-8826 or
jbutler@becker-poliakoff.com



7. Central Florida

Friday, February 26, 2010
Hilton Orlando
350 Northlake Blvd.
Altamonte Springs, FL 32701

Friday, March 12, 2010
Holiday Inn-Viera Conference Center
8298 N. Wickham Rd.
Melbourne, FL 32940

Saturday, March 27, 2010
Plaza Resort & Spa
600 N. Atlantic Avenue
Daytona Beach, FL 32118

For further information contact:
Lindsay Coover
(407) 875-0955
or lcoover@becker-poliakoff.com



8. Broward

Saturday, March 6, 2010
Signature Grand
6900 State Road 84
Davie, FL 33317

For further information contact:
Diana Zayas-Bazan
(954) 364-6012 or
dzayas@becker-poliakoff.com



9. West Palm Beach

Saturday, March 13, 2010
Kravis Center-Cohen Pavilion
701 Okeechobee Blvd.
West Palm Beach, FL 33401

For further information contact:
Erica Fernandez
(561) 655-5444 or
efernandez@becker-poliakoff.com

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HAVE QUESTIONS REGARDING YOUR COMMUNITY? YOU HAVE COME TO THE RIGHT PLACE.

Our conferences will include a one hour panel discussion with attorneys from different practice areas so you can get your questions answered. Please submit questions in advance via email to questions@becker-poliakoff.com. **Indicate which event you will be attending in the subject line of your email.** As always, we will also be taking questions from the audience for as long as time permits.



Construction Law

We are proud to have 11 Board Certified Construction legal experts at Becker & Poliakoff. Our team of professionals works closely with Boards and Property Managers to resolve matters involving issues such as roofing and structural defects, construction delays, insurance coverage disputes, mold claims, as well as drafting and negotiating construction contracts.



Land Use, Zoning and Local Government

Our local government lawyers and lobbyists help communities protect their property values by intervening with local government agencies, particularly on land use and zoning issues.



Community Association Leadership Lobby (CALL)

Our network of communities and full time lobbyist work in Tallahassee with legislators to improve the laws that impact communities. A dedicated website www.callbp.com provides clients with up to date legislative information and tools to effectively communicate with legislators.



Disaster Recovery Law

Florida residents must prepare year round for natural disasters. Our attorneys work with clients to prepare a disaster plan, secure the necessary documents and ensure the community is ready to respond to an emergency. We assist with insurance claim disputes, and recovery and rebuilding efforts. Visit www.hurricane-recovery.com for an archive of articles, videos and other tips to help your community be prepared.



Collections and Foreclosure

At no time in our history have effective collections and foreclosure practices been more important to protecting the vitality of a community. With attorneys and paralegals in every office throughout Florida, our Collections/Foreclosure team is working to help communities mitigate their losses and protect property values.



Community Association Litigation

Resolving disputes for community associations requires in-depth knowledge of statutes governing shared ownership communities. Matters involving issues such as covenant enforcement, insurance disputes and eminent domain property seizure are handled by experienced litigators who work hand in hand with our Community Association attorneys.



Technology/Telecommunications

Our technology attorneys work closely with communities to negotiate the terms and conditions of bulk cable, internet and video communications contracts, as well as cell tower and roof tower leases, and the restructuring of cell tower agreements. As technology changes, we assist communities with upgrades including contracts for wiring of 'smart buildings', security systems, fiber optic and satellite systems.



Employment Law

Communities with employees must be well-versed on legal issues such as wage and hour, discrimination and harassment. Our attorneys work closely with clients to protect their interests and preserve their rights.



**GO GREEN!
REGISTER ONLINE at**

www.becker-poliakoff.com/events/ca/

Gary and Ryan Poliakoff have co-authored a book entitled "New Neighborhoods: The Consumer's Guide to Condominium, Co-op, and HOA Living" which will be available for purchase at the Conferences.

For more information visit www.newneighborhoodspublishing.com or email newneighborhoods@gmail.com.



**BECKER &
POLIAKOFF**
Legal and Business Strategists

FLORIDA OFFICES

Boca Raton, Fort Myers, Fort Walton Beach, Hollywood, Homestead*, Melbourne*, Miami, Naples, Orlando, Port St. Lucie, Sarasota, Tallahassee, Tampa Bay, West Palm Beach

NATIONAL AND INTERNATIONAL OFFICES

New Jersey, New York, Bahamas, Paris*, Prague, Tel Aviv*

* By appointment only