

**JED L. FRANKEL, Esq.**

*Board Certified Specialist in Civil Trial Law by The Florida Bar*

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**PRACTICE AREAS** Complex Commercial Litigation; Real Estate Litigation; Corporate Litigation; Condominium and Homeowners Association Law; State and Local Administrative Law; Bench and jury trials in State (Florida) and Federal (Southern District of Florida) Courts. Appeals in Florida's First, Third, Fourth & Fifth District Courts of Appeal and Florida Supreme Court and the United States Circuit Court of Appeals for the Eleventh Circuit.

**EXPERIENCE** **EISINGER, BROWN, LEWIS, FRANKEL & CHAIET, P.A.** Hollywood, FL  
Member January, 2006 – present.

**PHILLIPS, EISINGER & BROWN, P.A.** Hollywood, FL  
Member September, 2002 – December, 2005.  
Associate September, 1997 – September, 2002.

**LAW OFFICES JEROME H. SHEVIN, P.A.** Miami, FL.  
Associate September, 1993 – September, 1997.

**VIRGIL HAWKINS CIVIL CLINIC** Gainesville, FL.  
Certified Legal Intern Fall, 1992.

**LAW OFFICES WILLIAM P. CAGNEY, III, P.A.** Miami, FL.  
Summer Clerk Summer, 1992.

**FLORIDA INSTITUTIONAL LEGAL SERVICES** Gainesville, FL.  
Volunteer legal researcher Summer, 1991.

**PROFIT PROTECTION, INC.** Miami, FL.  
Writer / Editor / Researcher Summers, 1987-1990.

Researched, wrote, and edited educational/compliance materials published for the American Bankers Association.

**EDUCATION** **UNIVERSITY OF FLORIDA COLLEGE OF LAW** Gainesville, FL.  
Juris Doctor with Honors May, 1993.

- Dean's List, six semesters
- James B. Locke Scholarship recipient, 1990
- Council of Ten Teaching Fellow
- Certified Legal Intern
- Phi Gamma Delta Fraternity Chapter Advisor

**EMORY UNIVERSITY** Atlanta, GA.  
Bachelor of Arts *summa cum laude* May, 1990.

- Dean's Scholarship recipient, 1986-1990
- Dean's List, seven semesters
- Phi Alpha Theta and Pi Sigma Alpha honor societies

- Phi Gamma Delta Fraternity, Member
- Men's Cross Country and Track Teams, Letter Recipient
- Honors Thesis in History

## ADMISSIONS

The Florida Bar (1993)  
 United States District Court for the Southern District of Florida (1994)  
 United States Court of Appeals, Eleventh Circuit (1995)

## ORGANIZATIONS AND HONORS

The Florida Bar, Member Trial Lawyers and Real Property Sections  
 Board Certified in Civil Trial Law, The Florida Bar (2007-2017)  
 "AV" (5.0) rated by Martindale-Hubbell  
*South Florida Legal Guide* 2013-15 "Top Lawyers" Community Associations/Real Estate  
*Super Lawyers*, Florida/Miami Area 2014-15 General Litigation  
*Miami Magazine* Top Attorneys of Miami, 2014  
 Dade County Bar Association, Member  
 Volunteer, Justice Teaching Program (Florida Supreme Court)  
 Treasurer, Board Member, B'nai B'rith Justice Unit 5207.  
 Director, Miami Beach Basketball Club, Inc.  
 Member, Community Association Institute - South Florida Chapter.  
 Member, Aventura/Sunny Isles Beach Chamber of Commerce.  
 Member, Bay Harbor Islands Planning and Zoning Board, 2014 - .  
 Member, Bay Harbor Islands Charter and Ordinance Review Committee, 2005 - 07.  
 Board Member, Beth Moshe Congregation, 1998 - 2009.  
 Board Member, Fraternity of Phi Gamma Delta FIU Graduate Ass'n 1999 -2000.  
 Member, Bay Harbor Development Association, 2002 - 04.  
 Member, Miami Beach Charter Review Board, 1994 - 96.  
 Board Member, Miami Beach Junior Chamber of Commerce, 1993 - 96.  
 Member, Miami Beach Mayor's Committee on Homelessness, 1994.  
 Assistant Disciplinary Counsel, Fraternity of Phi Gamma Delta, 1994.  
 Board Member, Emory Alumni Association of South Florida.  
 Life Member, University of Florida National Alumni Association.  
 Member, Miami Beach Senior High School Alumni Association.  
 Miami Beach Taxpayers' Association, 1993-96.  
 Recipient, 11<sup>th</sup> Judicial Circuit, Put Something Back Pro Bono Award, 1994-95.  
 Recipient, 11<sup>th</sup> Judicial Circuit Certificate of Appreciation, 1998 (Jury Duty).

## REPORTED CASES

*Bay Holdings v. 2000 Island Boulevard Condominium Ass'n., Inc.*, 895 So. 2d 1197 (Fla. 3d DCA 2005).  
*Monsanto Co. v. Campuzano*, 206 F. Supp. 2d 1276 (S.D. Fla. 2002)  
*Monsanto Co. v. Campuzano*, 2002 WL 34382458 (S.D. Fla. 2002)  
*Resnick v. Uccello Immobilien GMBH, Inc.*, 227 F. 3d 1347 (11<sup>th</sup> Cir. 2000)  
*United States v. Macia*, 157 F. Supp. 2d 1369 (S.D. Fla. 2001)  
*Lamothe v. Bal Harbour 101 Condominium Ass'n., Inc.*, 2007 WL 781909 (S.D. Fla. 2007)  
*Arteaga v. Department of Business and Professional Regulation*, 54 So. 3d 599 (Fla. 3d DCA 2011)  
*Kaine v. D.A. Mortgage, Inc.*, 998 So. 2d 616 (Fla. 3d DCA 2008)  
*Cantwell v. The Grand Condominium Association, Inc.*, 986 So. 2d 611 (Fla. 3d DCA 2008)  
*The Grand Condominium Association, Inc. v. Cohn*, 970 So. 2d 365 (Fla. 3d DCA 2007)  
*Abraham & Associates, Inc. v. Surrey Holding Corp.*, 939 So. 2d 332 (Fla. 4<sup>th</sup> DCA 2006)  
*Carnero v. National Home Mortgage Corp.*, 941 So. 2d 395 (Fla. 3d DCA 2006)  
*United Grand Condominium Owners, Inc. v. The Grand Condominium*, 929 So. 2d 24 (Fla. 3d DCA 2006)  
*Davies v. Turner*, 802 So. 2d 1195 (Fla. 1<sup>st</sup> DCA 2002)

*Holmes v. Posler*, 847 So. 2d 583 (Fla. 3d DCA 2003)  
*Kearns v. 8911 Normandy Beach, Inc.*, 814 So. 2d 516 (Fla. 3d DCA 2002)  
*Florida Tower Condominium, Inc. v. Mindes*, 770 So. 2d 210 (Fla. 3d DCA 2000)  
*Quintana v. Miami Pizza, Inc.* 731 So. 2d 824 (Fla. 3d DCA 1999)  
*BFI Waste Systems v. Waste Solutions, Inc.*, 727 So. 2d 414 (Fla. 5<sup>th</sup> DCA 1999)  
*Martino v. Metropolitan Dade Co.*, 655 So. 2d 151 (Fla. 3d DCA 1995)

## **ARBITRATIONS**

Portsview at the Waterways Condominium Association v. Lichtenstein  
Rose v. Villages of King Creek Condominium Association  
In re: Lincolnwood Towers (recall arbitration)  
Decoplage Condominium Association v. Kreitman  
Dostis v. Mar del Plata Condominium Association

## **PUBLICATIONS**

"Operation of Condominiums" and "Regulation of Condominiums" chapters in *Florida Condominium Law 2005* published by Halfmoon, LLC.

## **ARTICLES**

"Community Associations Need Collection Strategies", *Miami Herald Business Monday*, June 8, 2015.  
"3 Strategies for Collecting Delinquent Association Debt", *Daily Business Review*, June 4, 2015.  
"Documents Should be Closely Reviewed to Avoid 'Clerical' Mistakes", *Daily Business Review*, February 17, 2012.  
"Fourth DCA Opens Door to Get Fees for Litigating Fees," *Daily Business Review*, June 1, 2012.  
"Courts Weigh Emotional Support Animals Against Homeowner Rules," *Daily Business Review*, July 24, 2012.  
"Associations May Collect from Delinquent Homeowners," *Daily Business Review*, January 9, 2013.  
"Condo Declarations Are Critical Should Conflict Arise," *Daily Business Review*, March 1, 2013.  
"E-Commerce Poses Challenge to Community Associations", *Daily Business Review*, December 10, 2014.

## **PRESENTATIONS**

Best Practices for HOA Debt Collection - HOAleader.com Webinar, March 14, 2013, June 18, 2013, February 6, 2014 & March 11, 2015.  
Strategies to Avoid Litigation - Gulfstream Chapter of the American Society of Home Inspectors, 2012  
The New Americans With Disabilities Act - BOMA Miami-Dade Chapter, 2011  
How to Survive the Foreclosure Crisis - UAI Seminar for Association Board Members,

2010

Collecting Delinquent Accounts - Continental Management Quarterly Update, 2010  
Association Collections Update 2009 - CAI Community Association Forum, 2009  
Condominiums/Homeowners Associations - Community Association Coalition Meeting,

2008

Florida Condominium Law - Halfmoon Seminars, 2005  
Real Estate Legal Issues - EWM Realtors Legal Seminar, 2004 & 2005

## **PERSONAL**

Honors Graduate, Miami Beach Senior High (1986)  
Interests include photography, golf, Florida Gator sports and history