



# EISINGER LAW

---

- Community Association Law
- Real Estate Law
- Developer Representation
- Commercial Litigation
- Corporate Law
- Insurance Law
- Estate Planning



[EisingerLaw.com](http://EisingerLaw.com)

**Dennis J. Eisinger**  
**deisinger@eisingerlaw.com**

Board Certified in Condominium and Planned Development Law and AV Preeminent® rated by Martindale Hubbell. More than 35 years of experience representing the interests of community associations, developers, corporations and financial institutions in Florida. Adjunct Professor of Law at the University of Florida's School of Law and frequent lecturer on issues affecting residential communities.

**Andrew I. Lewis**  
**alewis@eisingerlaw.com**

Recognized by the *South Florida Legal Guide* as a "Top Lawyer," this veteran attorney specializes in complex residential and commercial real estate transactions, leasing and related matters, condominium, homeowners' and community association law, construction law, entity sales and acquisitions, and multifaceted financing transactions.

**David S. Chalet**  
**dchalet@eisingerlaw.com**

Primary areas of practice include insurance litigation, personal injury defense, commercial litigation, tort and property law, defenses of Condominium Associations, and first-party insurance claims. Representing major insurance companies for over 25 years.

**Gregory R. Eisinger**  
**geisinger@eisingerlaw.com**

Experienced in complex litigation and transactional law, this partner's primary areas of practice include condominium, homeowners and community association law, real estate development, transactions and commercial litigation.

**Alessandra Stivelman**  
**astivelman@eisingerlaw.com**

This partner is Board Certified in Condominium and Planned Development Law and AV Preeminent® rated by Martindale Hubbell with fluency in English, Portuguese and Spanish. Primary areas of practice includes real estate law, condominium and community association law and commercial litigation.

**Mac McCarty**  
**mmccarty@eisingerlaw.com**

Board Certified in Real Estate Law and is AV Preeminent® rated by Martindale Hubbell. A Supreme Court Certified Circuit Civil Mediator with more than 30 years of Legal experience, his Primary areas of practice include real estate law, community association law, commercial litigation and developer representation.

**Peter Focks**  
**pfocks@eisingerlaw.com**

This partner manages the firm's Gainesville office and primarily focuses his legal practice on real property law, including community association and landlord-tenant matters, estate planning, probate and trust administration, and litigation.

**Carolina Sznajderman Sheir**  
**csheir@eisingerlaw.com**

AV Preeminent® rated by Martindale Hubbell, this partner is fluent in English and Spanish. Her primary areas of practice include real estate law, community association law, commercial litigation and developer representation.

**Jonathan Zim**  
**jzim@eisingerlaw.com**

Primary areas of focus include insurance litigation, real estate law, commercial litigation, community association law and developer representation.

**Michael J. Villarosa**  
**mvillarosa@eisingerlaw.com**

Associate attorney who focuses his practice on the representation of community associations, homeowners' associations, condominiums and cooperative associations in litigation and other disputes.

**Alejandro I. Alonso II, Esq.**  
**aalonso@eisingerlaw.com**

Board Certified in Condominium and Planned Development Law by The Florida Bar, this associate attorney focuses his practice in real estate law and community association law.

---

Of Counsel  
**Jeremy Koss, Esq.**  
**jkoss@eisingerlaw.com**

AV Preeminent® rated by Martindale Hubbell with more than 35 years of experience and knowledge handling complex civil and commercial litigation matters. His primary practice areas are real estate related litigation, foreclosures, workouts and Association lien and covenant enforcement.



Eisinger Law is a full service Florida law firm focusing on community association law, real estate law, developer representation, civil and commercial litigation, insurance law, estate planning and probate.

Our broad range of clients includes public companies, healthcare providers, financial institutions/banks, insurance companies, mid-sized business entities and individual entrepreneurs, in addition to our representation of numerous community associations and real estate developers.

Our attorneys have a keen understanding of the diverse business and socioeconomic issues relevant to Florida and which impact our clients' personal and business affairs.



## Condominium, Homeowners Association & Equity Club Law

- General counsel to associations
- Attendance at meetings
- Preparation of meeting notice packages
- Review of contractual obligations
- Interpretation of governing documents
- Representation with respect to claims and financial obligations
- Review and negotiation of loans
- Enforcement of restrictions and covenants
- Representation in litigation and arbitration matters

## Real Estate Transactions, Financing, Developer Representation, Leasing & Title Insurance

- Preparation and negotiation of contracts for purchase and sale of real property
- Preparation of community association documents and general developer representation
- Representation for financing, leasing or subleasing
- Structuring of entities for acquisition and development
- Closing and title agent for residential and commercial closings

## Landlord/ Tenant Law

- Commercial and residential landlord and tenant representation in both County and Circuit Court
- Litigation involving landlord's liens for unpaid rent
- Securing of landlord's claim to personal property
- Counsel regarding disposition of abandoned property
- Representation in various aspects of the eviction process

## Construction & Lien Law

- Representation of general contractors, architects, developers, community associations and others in construction-related issues and turnover disputes
- Negotiation of construction and architect contracts, subcontracts and loan documents
- Enforcement of remedies available under Florida's construction lien law
- Construction related claims handled through arbitration and in Florida's courts



## Civil, Commercial & Corporate Litigation

- Litigation in Florida state and federal courts
- Arbitration and administrative proceedings
- Representation in disputes involving business matters, real and personal property, insurance, foreclosure, covenant enforcement, creditors' rights, breach of contract, theft and fraud

## Insurance Law

- First-party and third-party insurance matters
- Liability cases, coverage disputes, motor vehicle accidents, premise liability, fidelity/surety, subrogation, real and personal property damage, condominium, bad faith, and fraud cases.
- Investigations and claim evaluations, including examinations under oath and coverage opinions

## Corporate & Partnership Law

- Preparation of employment, partnership and operating agreements
- Purchase and sale of business assets, stock and partnership interests and all phases of asset-based lending
- Clients include real estate developers, leasing and management companies, hoteliers, finance companies, retailers, construction companies, manufacturers, medical professionals, entrepreneurs and entertainment companies
- Business entities include corporations, general and limited partnerships, joint ventures and limited liability companies

## Property Tax Valuation Contests

- Property tax valuations and reductions for commercial properties, hotels, apartment buildings, condominium buildings and residential homes
- Representation of clients throughout the tax appeal process, from initial filing of the petition through handling of appeals

## Estate Planning & Probate

- Estate planning including preparation of wills, revocable trusts, durable powers of attorney, health care surrogate designations, and living wills
- Administration of trusts, including advising trustees and beneficiaries about the meaning of trusts terms and the rights and obligations of trustees, beneficiaries, and creditors with respect to trust assets
- The probate process, also known as estate administration, including formal and summary administration, probating wills, resolution of creditors' claims, and distribution of assets to beneficiaries



# EISINGER LAW

## **Main Office**

Presidential Circle

4000 Hollywood Boulevard, Suite 265-S | Hollywood, FL 33021

Phone: (954) 894-8000 | Fax: (954) 894-8015

## **North Central Florida Office**

2630 NW 41st Street, Bldg. A | Gainesville, FL 32606

Phone: (352) 240-1226 | Fax: (352) 240-1228

## **Boca Raton (available by appointment)**

3835 NW Boca Raton Boulevard, Suite 200 | Boca Raton, FL 33431

## **Fort Myers (available by appointment)**

8211 College Parkway, Suite 130 | Fort Myers, FL 33919

[info@eisingerlaw.com](mailto:info@eisingerlaw.com)

**EisingerLaw.com**