

Community Association Law

Our Community Association attorneys provide comprehensive legal services to condominium, homeowners, timeshare, and cooperative associations, as well as mixed-use condominiums, country clubs and master associations in both Florida and Ohio. We assist with creating and interpreting governing documents, enforcing covenants, ensuring regulatory compliance, and managing vendor contracts. We also handle developer turnovers, mergers, document amendments, and fiscal matters, such as special assessments, capital improvements, reserves, lines of credit, and loan negotiations.





We also manage delinquent assessments, lien and mortgage foreclosures, unit owner bankruptcies, construction defects, warranty issues, and related litigation. Additionally, we offer support in labor and employment matters, ensuring compliance with federal and state laws, and addressing various employment-related issues.

What We Do

- Provide operational guidance
- Manage documents and contracts
- Handle covenant enforcement and statutory presuit mediation matters
- Represent associations for compliance issues and unit owner complaints before the Division of Florida Land Sales and HUD
- Collect assessment
- Advise on fiscal matters
- Ensure federal, state, and regulatory compliance, including Fair Housing Act compliance
- Assist with labor and employment-related issues
- Handle zoning and land use matters

Our Experience

- Negotiated collections against delinquent owners by recording liens and filing foreclosure actions
- Reviewed loan documents and issue an opinion of counsel in connection with a multi-million dollar loan for repairs and improvements to a high-rise condominium
- Represented community associations in mediation of disputes with owners
- Defended a community association in connection with allegations of civil rights violation
- Prepared multi-million dollar contract for repairs to a high-rise condominium
- Counseled community associations on compliance with statutes addressing handicap and familial status discrimination
- Represented "housing for older persons" (55 and over) communities in connection with establishing restrictions and conducting census
- Represented condominium, homeowners and master associations in connection with turnover from developer control
- Prepared community association governing documents for community with projected 8,000 housing units
- Represented condominium association in connection with construction litigation against developer and contractor
- Represented developer in connection with development of hotel, mixed-use condominium and marina community

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- Represented developer in connection with turnover of control of 1500 unit community
 - Represented members of country club in purchase from developer
 - Negotiated cable television and other telecommunications contracts on behalf of community associations