

# CAROLINA SZNAJDERMAN SHEIR, ESQ.

Eisinger Law  
4000 Hollywood Blvd., Ste. 265-S  
Hollywood, Florida 33021  
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## LEGAL EXPERIENCE

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### **Eisinger Law**

**Miami, FL**

*Partner/Shareholder*

*November 2018 – Present*

Provide general and litigation counseling services for condominium and homeowners associations throughout Florida. Responsible for arbitrations, construction defect litigation, covenant enforcement and contractual disputes. Serve as outside general counsel to condominium, co-op and HOA associations with day-to-day corporate governance issues including statutory compliance and risk management. Responsible for all aspects of collection and lien foreclosure efforts on behalf of condominium and HOA associations. Regularly provide clients with legal opinions and interpretation of statutes, governing documents, restrictive covenants and agreements. Responsible for review, negotiation and drafting of third-party vendor contracts.

### **Gursky Ragan, P.A.**

**Miami, FL**

*Senior Associate*

*November 2013 – November 2018*

Provide general and litigation counseling services for condominium and homeowners associations throughout South Florida. Primarily focus on servicing luxury high-rise condominiums, handling arbitrations, construction defect litigation, covenant enforcement and contractual disputes. Serve as outside general counsel to condominium, co-op and HOA associations with day-to-day corporate governance issues including statutory compliance and risk management. Responsible for all aspects of collection and lien foreclosure efforts on behalf of condominium and HOA associations. Regularly provide clients with legal opinions and interpretation of statutes, governing documents, restrictive covenants and agreements. Responsible for review, negotiation and drafting of third party vendor contracts.

### **Egozi & Bennett, P.A.**

**Aventura, FL**

*Associate*

*February 2011 – November 2013*

Primarily focused on commercial litigation matters involving real estate, representing the interests of real estate developers, lenders, service providers and other businesses and professionals. Assisted clients with commercial landlord/tenant issues, labor and employment matters, foreclosures, business disputes, condominium association litigation and appellate work.

### **Tucker & Tighe, P.A.**

**Ft. Lauderdale, FL**

*Associate*

*2009 – 2011*

Primarily responsible for all condominium lien foreclosure and collections related litigation and representation of condominium and HOA associations in bank foreclosure proceedings. Secondarily responsible for all litigation involving covenant enforcement. Assisted clients in drafting amendments to condominium documents, and regularly provided interpretation of condominium contracts. Assigned to non-condominium related clients, including commercial landlord/tenant disputes, evictions, breach of contract issues, and garnishment proceedings.

### **State of Florida, Fourth District Court of Appeal**

**West Palm Beach, FL**

*Judicial Clerkship with the Honorable Robert M. Gross, Chief Judge*

*2008 – 2009*

Responsible for research and writing of bench memoranda for civil, family and criminal appellate matters.

## **EDUCATION**

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### **Universidad de Barcelona, Facultat de Dret**

*Licenciatura en Derecho*

**Barcelona, Spain**

*September 2008*

### **Nova Southeastern University, Shepard Broad Law Center**

*Juris Doctorate, summa cum laude*

GPA: 3.71

Class Rank: 4 out of 198 (Top 2%)

Honors: International Law Concentration

Nova Law Review, Junior & Senior Staff Member (2006-2007)

Book Awards (Constitutional Law I and Wills & Trusts)

**Ft. Lauderdale, FL**

*May 2007*

Activities: Barcelona Dual Degree Program

International Law Students Association, Vice President (2005)

### **University of South Florida, College of Business Administration**

*Bachelor of Science, Business Administration, summa cum laude*

GPA: 4.00

Major: Marketing

**Tampa, FL**

*May 2003*

## **LANGUAGES AND SKILLS**

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- Fluent in Spanish
- Westlaw proficient

## **BAR MEMBERSHIPS AND PROFESSIONAL AFFILIATIONS**

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- Florida Bar (Fla. Bar. No. 45041)
- United States District Court, Southern District of Florida
- United States District Court, Middle District of Florida
- North Dade Bar Association, Secretary (2013), Executive Vice President (2014)
- LifeNet4Families, Board Member (2012-2015), Secretary (2014)
- FLN Member, Ft. Lauderdale Chapter

## **ARTICLES AND QUOTES**

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- Palm Beach Daily News: Ex-timeshare condos fetch nearly \$10 million in unusual Palm Beach sale
- HOA Leader: Common Challenges Between Condo/HOA Main and Subassociations
- HOA Leader: Tips for Handling Pre-closing Condos/HOA Buyers' ARC Requests
- HOA Leader: Is This Condo/HOA Treasurer Doing the Job or Asking Too Much?
- HOA Leader: Courts Back HOA and Landlord in California and Michigan Dog-Bite Cases
- HOA Leader: Nonprofit Offers Condos/HOAs a No-Cost Checkup
- HOA Leader: Making Bad Decisions: Granting Honorary Condo/HOA Memberships in Your Facilities
- The deadly collapse of Miami buildings sheds light on Florida condo politics
- Miami Herald: 'Is my building safe?' Experts say whether you should worry about another collapse
- El Nuevo: Es seguro mi edificio? Los expertos opinan si hay que preocuparse por otro desplome
- The Real Deal: County, cities rush to inspect older buildings in wake of Surfside collapse
- South Florida Business Journal: Condo collapse raises concerns about resales in older buildings
- Miami Herald: CDC eviction moratorium is struck down. Here's what it means for Miami
- Florida Community Associations now protected by new Limited Liability Law relating to Covid-19

- Aventura News: Running a Community Association as a democracy, transition of power without a condo coup
- Sunny Isles Beach Community Newspapers: Running a Community Association as a democracy, transition of power without a condo coup.
- Cooperator: Transferring Board Power without a ‘Condo Coup’
- Daily Business Review: Fireworks, Home Displays Adding to HOA Concerns for Covid-burdened hospitals
- Daily Business Review: No Changes to HOA, Condo Political Sign Landscape as Election Season Gears Up
- How not to get Hauled into Court like this Condo Has
- Does a Condo/HOA have a heightened duty to get permits and use licensed professionals?
- What Condo/HOA Boards can glean from an Iowa Emotional Support Animal Case
- Covid-19: The effect of Shutdown on Condo/HOA Water Supplies
- Covid-19: Insurance Emerges as a Major Issue as Condos/HOAs Evaluate Facilities
- Covid-19: The State of Condo/HOA Amenity Openings
- Covid-19: Are you also seeing mental health challenges at your Condo/HOA?
- Daily Business Review: Faking your emotional support chicken in Florida can now land you in jail
- Daily Business Review: Emergency Order creates more confusion for Community Associations during pandemic
- Daily Business Review: New orders allowing reopening of Community Pools? Not So Fast!
- Daily Business Review Practice Focus: Board: Be Mindful of FCCPA When Collecting Past Due Condo Assessments.
- Daily Business Review Practice Focus: What Every Condominium Association Needs to Know about Security Deposits.
- Daily Business Review Practice Focus: Community Association Legally Permitted to Obtain Keys to Private Residences
- Buyer Beware: Things to Consider Before Purchasing a Condominium
- Speed Zones and Mitigating Traffic in Community Associations
- Obstáculos Impuestos a Personas Extranjeras para Alquilar o Comprar Viviendas
- Tareas financieras de fin de año para las asociaciones comunitarias

## **TEACHING POSITIONS, SEMINARS AND COURSES**

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- Adjunct Professor of Law, “Condominium Law”, Nova Southeastern University, Shepard Broad College of Law (2020-Present)
- Ralph E. Boyer Institute on Condominium and Cluster Development, Faculty, Arbitration Update – (2022– Decisions)
- Ralph E. Boyer Institute on Condominium and Cluster Development, Faculty, Arbitration Update – Decisions, Procedures and Implementation of Statutory ADR Changes (2021 – Decisions)
- Ralph E. Boyer Institute on Condominium and Cluster Development, Faculty, Arbitration Update (2020)
- 40 Year Recertification and General Structural Maintenance Considerations for Condominiums
- Service Animals v. Emotional Support Animals, What’s the Difference
- Board Certification Courses for Condominiums and Homeowner Associations
- Dealing with Construction Defects
- Don’t Be Board at your Next Board Meeting
- Condominium and HOA Board Member Workshop, Election & Budget Season in Covid-19 Era