

ALESSANDRA STIVELMAN

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ADMISSIONS

The Florida Bar (October 2008); United States District Court, Southern District of Florida (October 2009).

CERTIFICATION & LICENSURE

Board Certified in Condominium and Planned Development Law. Certification is The Florida Bar's highest level of evaluation of the competency and experience of attorneys in the 26 areas of law approved for certification by the Supreme Court of Florida.

Eisinger Law is approved by Florida's Department of Business and Professional Regulation (DPBR) to teach multiple classes to Property Managers as well as Condominium and Homeowners Association Board Members. I teach the DBPR-approved Board Certification course and a Legislative Update class which explains changes affecting condominium and homeowner associations, the role of fiduciary duties, and applicable statutes governing community associations in Florida.

Attorney/legal member of the DPBR's Education Task Force, a partnership between the Division of Condominiums, Timeshares and Mobile Homes', Office of the Florida Condominium Ombudsman and the Condominium and Planned Development Committee of The Real Property, Probate and Trust Law Section of The Florida Bar.

Certified to teach a DBPR-approved Continuing Education Class, "The Fair Housing Act and the Growing Challenge of Assistance Animals" to community association property managers and CAM licensees.

Faculty at the University of Miami School of Law's Ralph. E. Boyer Institute on Condominium and Planned Development 2021 Annual Conference; "Repairs Alterations and Improvement Projects to Common Areas and Common Elements – Obstacles to Address at the Onset".

Adjunct Professor at Nova Southeastern University's Shepard Broad College of Law - Condominium Law (Fall 2020, Fall 2021).

EDUCATION

University of Miami School of Law, Coral Gables, FL

Juris Doctor, *cum laude*, May 2008

Honors: CALI Excellence for the Future Award, Marine Pollution Writing Seminar; Dean's Certificate of Achievement, Environmental Legal Research; Dean's List; The Society of Bar and Gavel

Activities: Environmental Law Society, President; Student Animal League Defense Fund, Vice President of Community Affairs; Miami Law Women, Director of Professional Development; HOPE (Helping Others Through Pro Bono Efforts); Cardozo Jewish Legal Society

University of Southern California, Los Angeles, CA

Bachelor of Art in Psychology, *cum laude*, December 2004

Minor: Environmental Studies

Honors: Dean's List, National Society Collegiate Scholars, Alpha Lambda Delta Honor Society, Order of Omega, Latino Honor Society, Gamma Sigma Alpha Honor Society, Psi Chi National Honor Society

Activities: Executive Board, PR Representative, Panhellenic Representative, Alpha Gamma Gamma; Recruitment Chair, Alpha Delta Sigma Jewish Honor Society; Wing Representative, Century Building Government

HONORS & AWARDS

South Florida Business & Wealth 2021 Top Corporate Team, Eisinger Law; South Florida Legal Guide 2021 Top Up & Comer, Fort Lauderdale Illustrated's 2020 list of Top Lawyers, Hispanic Woman of Distinction 2020 honoree, South Florida Legal Guide 2020 Top Up & Comer, Super Lawyers 2020 Florida Rising Star; Daily Business Review 2019 On the Rise award recipient; South Florida Legal Guide 2019 Top Up & Comer award recipient; Super Lawyers 2019 Rising Star; South Florida Business & Wealth magazine's 2017 Up & Comer award recipient, Legal Category; Eisinger Law, winner of the Florida Community Association Journal's Reader's Choice Award 2022, 2021, 2020, 2019, 2018, 2017, 2016 and 2015; AV Preeminent rated attorney by Martindale-Hubbell.

EXPERIENCE

Eisinger Law, Hollywood, FL

Partner, December 2014 – Present

Associate Attorney, February 2010 – December 2014

Represent community associations with respect to all matters, including litigation, arbitration and mediation of disputes. Prepare and negotiate a wide range of commercial agreements, such as business contracts, employment agreements, confidentiality and indemnification agreements, releases, and commercial lease agreements. Advise clients about corporate rights and duties. Represent developer clientele with respect to all aspects of residential and office building development. Organize and form corporations, partnership and limited liability companies. Draft equity ownership, corporate governance and entity control agreements. Assist clients in commercial real estate transactions, including closings, settlements and title examination. Represent clients throughout tax assessment appeal process. Prepare and negotiate construction, management and service agreements.

Hall, Lamb and Hall, P.A., Miami, FL

Associate Attorney, October 2008 – November 2009

Attended depositions and hearings. Discussed case strategy with clients. Negotiated settlement agreements. Researched and drafted motions, discovery requests, and memoranda of law for firm's diverse practice areas including business law, complex commercial litigation, family law, construction litigation and contract disputes.

Animal Legal Defense Fund (ALDF), West Palm Beach, FL

Extern Program Law Clerk, January 2008 – April 2008

Conducted client interviews. Wrote pleadings, motions, and discovery requests on animal law issues including claims of deceptive and unfair trade practices, gross negligence, breach of warranty, veterinary malpractice, animal cruelty, and condominium violations.

City of Miami Office of the City Attorney, Miami, FL

Certified Legal Intern, August 2007 – November 2007

Performed research and writing for litigation department. Drafted civil rights memoranda.

Stephens, Lynn, Klein, LaCava, Hoffman & Puya, P.A., Miami, FL

Summer Associate, May 2007 – August 2007

Attended hearings and oral arguments. Drafted complaints, pleadings, and discovery requests.

Eleventh Judicial Circuit Court, Miami, FL

Judicial Intern, The Honorable Daryl Trawick, January 2007 – May 2007

Performed legal research and writing. Attended calendar call and observed daily court proceedings.

AIG Latin America, Miami, FL

Legal Intern, June 2006 – August 2006

Researched environmental regulations in Latin American countries. Translated policy from Portuguese and Spanish to English. Constructed a database of each country's government and legal structures.

Miami-Dade State Attorney's Office, Miami, FL

Intern, May 2006 – June 2006

Performed legal research for the Director of Environmental Crimes Unit. Attended court.

LANGUAGES

Fluent in Portuguese and Spanish.

AFFILIATIONS

Board of Directors, Beth Torah Benny Rok Campus; Board Member and Educational Director, Florida Lawyers Network, Aventura Chapter; Florida Community Association Professionals, Member; Broward Jewish Federation, 2014-2015 Horizons Leadership Program, Young Leadership Division and YLD Signature Event Committee; USC Alumni Association, Admission Volunteer Team; FBI Citizens Academy Alumni.

PUBLICATIONS

Regularly quoted as an expert source or author of legal opinions in the media.

CooperatorNews – Surveillance in Buildings & HOAs – December 2022

Daily Business Review – How Attorneys Can Help Homeowners Protect Their Association Amid Financial Fraud – December 7, 2022

Community Association Management Insider – Association Swimming Pools: To lifeguard or Not to LifeGuard – July 9, 2022

Community Association Management Insider – Record Inspection Request Requires Rapid Response — Even if Request Rambles. – May 11, 2022

Community Association Management Insider – What Can — and Should — Associations Do About Political Displays? – May 8, 2022

Community Association Management Insider – Condo Board Can Negotiate Building Sale Without Owner Approval - March 13, 2022

Community Association Management Insider - Deconversions on the Rise What You Need to Know - February 2022

Community Association Management Insider - Take the Time to Re-Examine Rules for Potentially Discriminatory Impact - February 2022

HOA Leader - Did This Condo Lawyer Do the Board Recall Vote Math Correctly? - December 2021

HOA Leader - Why an Illinois Court Backed This Condo's Denial of a Requested Accommodation - December 2021

HOA Leader - Michigan HOA Manager Faces Criminal Charges for Failure to Update Fire Suppressors - December 2021

HOA Leader - Did This Condo Lawyer Do the Board Recall Vote Math Correctly? - December 2021

HOA Leader- Florida Condo Mandates Vaccines for Employees, Third-Party Contractors - December 2021

HOA Leader - What to Know about Fannie Mae's New Stand on Deferred Maintenance in Condos - December 2021

HOA Leader Video: Why You Should Shred (a.k.a. How to Create a Document Retention Policy) - August 27, 2021

HOA Leader - Why You Need to Keep These Condo / HOA Records and Destroy Those - August, 2021

HOA Leader - Fireworks: Can Your Condo / HOA Ban Them? Why Would You? - July 2021

HOA Leader- Is It Necessary to Protect Your Condo / HOA from Institutional Investors? - July 2021

HOA Leader - How to Remove a Condo / HOA Director When the President Doesn't Support It - July 2021

HOA Leader - Yea or Nay: "Discounting" Condo / HOA Assesemnts and Fees - July 2021

HOA Leader - Dos and Don'ts for Writing Your Condo / HOA Annual Report - July 2021

HOA Leader - Ethical and Transparent Condo / HOA Door-to-Door Vote Canvassing - July 2021

HOA Leader - HOA Presidnt Stalls Removal of Director Who Breached Fiduciary Duty: What Now? - July 9, 2021

WPLG Local 10: Condo law experts say tragedy will prompt more accountability - June 29, 2021

Aventura News; Florida Community Associations now protected by new Limited Liability Law relating to COVID-19 - April 19, 2021

Sunny Isles News: Florida Community Associations now protected by new Limited Liability Law relating to COVID-19 - April 19, 2021

Miami Community News; Florida Community Associations now protected by new Limited Liability Law relating to COVID-19 - April 19, 2021

Aventura News: Running a Community Association as a democracy, transition of power without a condo coup - April 5, 2021

Sunny Isles Beach Community Newspapers: Running a Community Association as a democracy, transition of power without a condo coup - April 5, 2021

Miami Herald; Fisher Island owners sue homeowners association in \$11M lawsuit - February 8, 2021

Cooperator: Transferring Board Power Without a 'Condo Coup' - January 23, 2021

HOA Leader - Holdover HOA Board's Actions Could Be Fraught with Peril - Jan. 22, 2021

HOA Leader - Management Company Files Liens, Board Says It Was in the Dark - Jan. 22, 2021

HOA Leader - How to Respond When an Ousted HOA Board Sabotages a New Board - Jan. 15, 2021

HOA Leader - HOA Board Wonders If It Can Enforce Bylaws Jan. 8, 2021

HOA Leader - Legit or Not: HOA Manager Files Liens (Or Loans?) Against Owners - Jan. 2021

HOA Leader - HOA Reader Asks: Is This an "Illegitimate Board"? - Jan. 2021

HOA Leader - Sign of the Times? Ousted HOA Board Goes "Scorched Earth" - Jan. 2021

HOA Leader - Is the Developer or HOA Liable in This Case? - Jan. 2021

HOA Leader - 7 Provisions You Shouldn't Leave Out of Condo/HOA Construction Contracts - Jan. 2021

HOA Leader: - Construction Contracts: Protect Your Condo/HOA from These One-Sided Traps - Jan. 2021

Daily Business Review: Fireworks, Home Displays Adding to HOA Concerns for COVID-Burdened Hospitals - December 16, 2020

Daily Business Review: No Changes to HOA, Condo Political Sign Landscape as Election Season Gears Up - October 12, 2020

Sunny Isles Community News: Hurricane Season Checklist for Florida Community Associations – Sept. 21, 2020

Aventura Community News: Hurricane Season Checklist for Florida Community Associations – Sept. 21, 2020

Daily Business Review: Faking Your Emotional Support Chicken in Florida Can Now Land You in Jail – August 28, 2020

Daily Business Review: Order Gives Some Emergency Powers — But Not All — to Condo Associations April 14, 2020

Miami Herald: Some condo associations are blocking leases and sales. Realtors argue it's illegal April 14, 2020

Miami Herald: Miami condo associations try to limit visitor access. But what can they enforce? April 7, 2020

La Familia be Broward: Lidiando con Asociaciones Comunitarias y de Condominios durante crisis del Coronavirus April 8, 2020

Miami Herald: What happens when condo neighbors test positive for coronavirus? Miami is finding out April 6, 2020

NPR WLRN Sundial: Housing In The Time Of COVID-19 – aired March 25, 2020

Leave it to Layron - Local 10 News – Interviewed for the TV segment titled *Woman's Car Booted After Parking in Her Own Driveway* – aired February 4, 2020

Daily Business Review – Practice Focus/Real Estate: How to Best Control Iguanas Within Community Associations Sept. 2019

HOA Leader - What to Do When a Condo/HOA Board Member Breaches the Duty of Confidentiality – Sept. 2019

HOA Leader - Architectural Review: How to Respond To "Hey, It's Not Prohibited in the Condo/HOA Governing Documents" – Sept. 2019

HOA Leader - Who Knew Basketball Hoops Could Be So Complicated for HOAs? – Sept. 2019

HOA Leader - Is This Lawsuit An Appropriate Use of Condo Funds? – Sept. 2019

HOA Leader - The Records That Are "Public" When It Comes to Condos and HOAs – Sept. 2019

Aventura News Partner Alessandra Stivelman receives Certification for the Florida Bar - July, 2019

Law.com/Daily Business Review - Q&As With DBR's 2019 On the Rise Honorees – May, 2019

HOA Leader - Should Your Condo or HOA Board Members Be Logging into Association Bank Accounts Daily? – Feb. 2019

HOA Leader - Is 2019 the Year Your Condo or HOA Does an Audit? – Feb. 2019

HOA Leader - If There's a New California Law on Association Banking, We Can't Find It – Feb. 2019

HOA Leader - How Much are You Texting Your Fellow Condo/HOA Board Members--and Is It Wise? – Feb. 2019

HOA Leader - Sweet! A New Way for Condos and HOAs to Make More Money (or Not) – Feb. 2019

HOA Leader - The Economy Is Quirky: Should You Adjust Your Condo/HOA Budget's Bad Debt Line Item? – Feb. 2019

HOA Leader – Is it Time to Begin Charging Condo/HOA Capital Contribution Fees or Not? – Feb. 2019

HOA Leader – Condos and HOA's Truly Do Have a Potential Problem for Bias – Feb. 2019

Daily Business Review – Practice Focus/Real Estate: Florida's Department of Business Regulation Issue New Community Association Guidelines – January, 2019

Daily Business Review – Practice Focus/Real Estate: New Private Beach Access Law Attempts to Clarify Possession of Real Property – September, 2018

HOA Leader – HOA Owners Are Calling the Police – Oct. 2017

HOA Leader – Should an HOA Board Ratify This Manager's Action? –June, 2016

HOA Leader – HOA Rushed Insurance Renewal, Is There a Do Over? – August, 2016

South Florida Cooperator – Q&A on Legal Ramifications of a Management Takeover – Oct., 2016

HOA Leader – About that HOA Owner Who's Always Calling the Coppers – Oct., 2016

HOA Leader – HOA Owners Are Calling the Police! Is that a Problem? – Oct., 2016

HOA Leader – Does Your HOA Have to Maintain Lakes and Waterways? – Oct., 2016

HOA Leader – Should this HOA Board Just Ratify This Manager's Action? Oct., 2016

HOA Leader – HOA Rushed Into Insurance Renewal (Maybe); Is There a Do-Over? – Oct., 2016

HOA Leader – Don't Get Soaked Policing Your HOA Waterways – November, 2016

HOA Leader Live Webinar – How to Create a New Owner Orientation Program, June 18, 2015

HOA Leader – Foreclosures When Owners Don't Maintain: From Small Claims to a Lien – Nov., 2014

HOA Leader – You Sue an HOA Owner, Win, and Get a Money Judgment. Can You Foreclose? – Nov., 2014

HOA Leader – Getting to Your HOA's Executive Session, Step by Step – Nov., 2014

HOA Leader – Adjourning and Ducking into an HOA Executive Session: Can You Do It? – Nov., 2014

HOA Leader – Feeling Ignored? How to Be Heard at Your HOA Board Meeting – Nov., 2014

HOA Leader – Is This Board Member Getting the HOA in Big Trouble? – Nov., 2014

HOA Leader –Recognizing Boards Members During an HOA Board Meeting– Nov., 2014

HOA Leader – Buildout of Vacant HOA Lots: Does the Board Have Any Control? – Nov., 2014

HOA Leader – How to Treat Your HOA's Reserves – and Is This Manager Going Rogue? – Nov., 2014

Daily Business Review – Practice Focus Condo Law: Pit Bull vs. Housing Anti-Discrimination: Case Weighs Protection for Support Animal in Condo – August, 2014

South Florida Property Manager – Miami's Pit Bull Ordinance is Pre-empted by FHA – August, 2014

HOA Leader – How to Police Utility Use When Your HOA is Paying the Bill – Nov. 2013

HOA Leader – The Top Seven Reasons HOAs Get Sued – Nov., 2013

HOA Leader – Don't Get Caught in These Three Common HOA Lawsuits – Nov., 2013

HOA Leader – When to Remove an HOA Board Member From Office – But Not the Board – Nov., 2013

HOA Leader – Can you Screen & Reject Potential Owners? – Dec., 2013

HOA Leader – Does Your HOA Restrict Lighting? Should It? – Aug., 2013

HOA Leader – Doggone Dilemma: HUD Clarifies Rules on Service Animals – Aug., 2013

HOA Leader – Did This HOA Board Ask Too Many Invasive Questions? – Aug., 2013
HOA Leader – HOA Boards: Investors Need Not Apply? – July, 2013
HOA Leader – Residency Requirements for Your HOA Board of Directors, Pros and Cons – July, 2013
HOA Leader – Special v. Emergency Assessment: What’s the Difference? – July, 2013
HOA Leader – Emergency Assessments: Are They for Real? – July, 2013
Daily Business Review – Practice Focus: Community Association Law: Be Cautious with Accommodation Requests – Feb., 2013
HOA Leader – 6 Common Annual HOA Meeting Mistakes: How You Can Avoid Them – Dec., 2012
HOA Leader – HOA Board Votes: What If a Board Member Abstains Just to Avoid Controversy? – Dec., 2012
Hi-Riser – Condos Win Battle Over Obstructed Views, Dec., 2012
Sun-Sentinel – Making Sense of TV Contracts – Nov., 2012
Sun-Sentinel – Can Condo Board Send Out Two Truck? – Oct., 2012
Daily Business Review – Practice Focus: Real Estate Law: Courts Weigh Emotional Support Animals Against Homeowner Rules – July, 2012
Hi-Riser – Disputes Over Condo Pets Unlikely to Fade – May, 2012
Sun-Sentinel – Money: Condo Workers Need Licenses – April, 2012
The South Florida Cooperator – Q&A: Lack of Attendance at Meetings – Jan., 2012
Hi-Riser – Proposed Legislation Seeks to Clarify Eviction Process – Jan., 2012