

**THE FLORIDA BAR
REAL PROPERTY, PROBATE AND TRUST LAW SECTION
LANDLORD TENANT COMMITTEE MEETING**

MINUTES OF THE MEETING

**Friday, February 7, 2014
Ritz Carlton
Amelia Island, Florida**

CALL TO ORDER

The Chair, Lloyd Granet, convened the meeting at 10:03 a.m.

MEETING AGENDA:

1. WELCOME AND INTRODUCTIONS: The new Committee Chair, Lloyd Granet introduced the officers:

Lloyd Granet, Chair
Rick Eckhard, Vice Chair
Arlene Udick, Secretary
Lanie Simon, Residential/Litigation subcommittee chair
Legislation: Rick Eckhard and Arlene Udick, co-chairs.

2. APPROVAL OF PRIOR MINUTES: The minutes for the committee meeting of November 21, 2013 were presented for approval and were approved without objection

3. CHAIR'S REPORT: Mr. Granet welcomed all new members.

A. New website live/help. Chairman Granet asked for a volunteer to help update the website. Katherine Lupo offered to help update the website and has done an outstanding job.

B. Louis Guttman – Request for vacation rentals. The Legislation sub-committee was asked to review HB 307, which deals with the regulation of public lodging establishments and public food service establishments. The Sub-committee reviewed the House Bill and offered the conclusion that the proposed statute is not within the purview of the Landlord Tenant Committee and therefore had no comment.

C. Continuing Legal Education.

- 1) Cell tower leases and assignment, income stream. This is based on a cell tower owner selling the income stream from the carriers located on the cell tower.
- 2) Individual Meetings.

One hour on bankruptcy – Fall 2014, Rod Anderson Holland & Knight. This CLE presentation was given at the February 7, 2014 Landlord Tenant meeting.

- 3) Half Day Seminar – Estoppels/Stop It. This seminar is based on an incident in Palm Beach County in which someone in the Tax Collector's office gave a customer the wrong information. The property went to tax sale and the title company had to pay out on a claim.

Leases

Lenders

Municipal (Liens/Taxes)

Associations

D. Volunteers – for this year and next year. The Chair is planning for the next RPPTL year and is seeking volunteers to work in areas of interest to the volunteer.

4. **CURRENT BUSINESS:**

5. **CLE PRESENTATION:** Rod Anderson and Rick Eckhard presented a CLE presentation entitled Bankruptcy – Impact on Real Estate.

6. **CASE DISCUSSION/OPEN FORUM:** There was discussion whether a statutory fix is needed in a case where a judge gave the rent funds to the tenant and possession was given to the landlord. It was decided that this is a rogue judge and no statutory fix is needed.

7. **FUTURE MEETING:** May 29, 2014 – South Seas Island Resort, Captiva, Florida.

8. **ADJOURN:** There being no further business the meeting adjourned at 11:30 a.m.