

LANDLORD/TENANT COMMITTEE
Memorandum of Committee Minutes

TO: All Landlord/Tenant Committee Members
The Florida Bar – Real Property, Probate and Trust Law Section

FROM: Lloyd Granet, Chair

RE: November 13, 2014 Meeting Minutes

The Committee Chair, Mr. Lloyd Granet, convened the meeting at 3:30 PM.

Those attending the meeting either in person or via teleconference are shown on Attachment 1.

1. WELCOME AND INTRODUCTIONS: Mr. Granet welcomed the committee members and introduced co-Vice Chairs Rick Eckhard and Brenda Ezell.
2. CLE PRESENTATION: A CLE presentation on Ground Lease Buy Outs was given by SBA Communications Corporation panelists Neil Seidman, Senior Vice President, Mergers & Acquisitions; Larry Harris, Vice President, Mergers & Acquisitions; and Martin Aljovin, Director, Real Estate.

As the cell tower industry continues to evolve and mature, cell tower operators try to control their sites for longer and longer periods of time while competing with third parties who are attempting to acquire the landlord/fee simple owners' interest in cell tower sites as a real estate/financing opportunity. Ground lease buyouts is a new "niche" real property attorneys and especially landlord tenant counsel need to be familiar with.

CLE Credit was applied for. The materials are posted on the Committee webpage.

3. APPROVAL OF PRIOR MINUTES: The minutes for the committee meeting held on July 31, 2014, were presented for approval and were approved unanimously.
4. CHAIR'S REPORT:
 - A. Continuing Legal Education: On February 25, 2015, the Committee will host "That's Not What You Said! The Law of Estoppel in Real Estate Transactions," an intra-committee CLE about estoppel letters. Project Chair Brenda Ezell will provide an Introduction to Estoppel, Scott Dibbs will present Tenant Estoppel Letters, Salome Zikakis will present Lender Estoppel Letters, Shawn Brown will present Condo/HOA Estoppel Letters, and Amy Petrick will present Government Estoppel.
 - B. 713.10 survey of title companies: Mr. Granet reported that he is continuing to evaluate issues regarding Florida Statute § 713.10 and its treatment by title companies.
5. FUTURE MEETING: Ritz Carlton Grande Lakes, Orlando, FL; March 19, 2015.
6. ADJOURN: There being no further business, the meeting was adjourned at 4:30 PM.

ATTACHMENT I
ATTENDANCE ROSTER
LANDLORD/TENANT COMMITTEE MEETING
NAPLES GRANDE RESORT, NAPLES, FL – 11/13/2014

By Teleconference	Shaunda Brown
By Teleconference	Alberto M. Cardet
By Teleconference	Daniel Carusi
By Teleconference	Rick Eckhard
By Teleconference	Patrick G. Emmanuel, Jr.
By Teleconference	Brenda Ezell
In Person	Lloyd Granet
By Teleconference	Gregory Haney
In Person	Kathrine Lupo
In Person	Michael Meyer
By Teleconference	Anne Pollack
By Teleconference	Eric Rapkin
In Person	Robert M. Schwartz
By Teleconference	Neil Shoter
By Teleconference	Les H. Stephens
In Person	Eleanor Taft
In Person	Salome Zikakis