



**REAL ESTATE LEASING COMMITTEE  
MEETING AGENDA (REVISED)**

**Hammock Beach Resort, Palm Coast, FL  
Thursday, April 22, 2021, 3:00 – 4:30 pm  
Zoom Meeting Only – Meeting ID: [935 8694 3627](#)**

1. Thank you to Committee Sponsor – The Fund
2. Approval of the Minutes from the Real Estate Leasing Meeting on Thursday, December 4, 2020 at Disney's Yacht Club Resort
3. Attendance and Minutes – Terrence Harvey
4. Committee Liaison Reports:
  - a. Update on FACE program – Brenda Ezell
  - b. Technology – Terrence Harvey
  - c. Publications – Deborah Marx
  - d. CLE – Chris Sajdera
5. Update on Supreme Court Leases – Kristen King Jaiven & Michelle Hinden
6. Unlawful Detainer Subcommittee – Report on proposed §49.072, F.S. - Service of Process for removal of unknown parties in possession - Mark A. Brown
7. Legislative Update – Arlene Udick
8. Case Law Discussion – COVID-19 Relief Cases – Kevin Rabin and Jeffrey Hittleman
9. Upcoming Meetings:
  - June 3 - 6, 2021 - Executive Council Meeting & Convention, J.W. Marriott Marco Island
  - July 21-25, 2021 – Executive Council Meeting & 2021 Legislative Update Seminar, The Breakers, Palm Beach
10. Adjourn.

**49.072 Service of Process for removal of unknown parties in possession.** - This section applies only to actions governed by Section 51.011, Florida Statutes, and only to the extent such actions seek relief for the removal of unknown parties in possession of real property.

(1) A Summons shall be issued in the name of "Unknown Party in Possession" when the name of an occupant of real property is not known to the Plaintiff and the property which the unknown party occupies is identified in the Complaint and Summons. A separate Summons shall be issued for each such unknown occupant.

(2) The Summons shall be served on any unknown occupant(s) of the property described in the Summons and Complaint and the process server shall make an inquiry as to the name(s) of the unknown occupant(s) at the time of service. The return of service shall note the name(s) of the occupant(s) if obtained by the process server or state that the name(s) of the occupant(s) could not be obtained after inquiry. If the name(s) of the occupant(s) become known to the Plaintiff through the return of service or otherwise, all subsequent proceedings shall be taken under the true name(s) of such occupant(s) and all prior proceedings shall be deemed amended accordingly.

(3) If an Unknown Party in Possession is not served after at least two attempts to obtain service at the property, service of process shall be made by attaching the Summons and Complaint to a conspicuous location on the premises involved in the proceedings. The minimum time delay between two attempts to obtain service shall be six hours.

(4) If a Plaintiff causes or anticipates causing an unknown occupant to be served with a Summons and Complaint solely by attaching them to a conspicuous location on the premises involved in the proceedings, the Plaintiff shall provide the Clerk of Court with one additional copy of the Summons and Complaint for each unknown occupant and a pre-stamped envelope for each unknown occupant addressed to the unknown occupant at the address of the premises involved in the proceedings. The Clerk of Court shall immediately mail a copy of the Summons and Complaint by first class mail, note the fact of mailing in the Docket, and file a certificate in the court file of the fact and date of mailing. Service shall be effective on the Unknown Party in Possession on the date of attaching the Summons and Complaint to a conspicuous location on the premises or mailing, whichever occurs later, and at least 5 days from the date of service must have elapsed before a Judgment for final removal of the unknown party in possession may be entered.

(5) The Judgment and Writ of Possession shall refer to any "Unknown Party in Possession" by name if the name is shown on the return of service or is otherwise known to the Plaintiff. If the name of any unknown party in possession is not shown on the return of service or otherwise known to the Plaintiff, and service has been effected as provided in this section, the Judgment and Writ of Possession shall refer to each such person as an "Unknown Party in Possession" and the Writ of Possession shall be executed by the Sheriff by placing the Plaintiff in possession of the property and dispossessing the occupants.

**REAL ESTATE LEASING  
MEETING MINUTES  
IN-PERSON AT DISNEY'S YACHT CLUB REPORT  
AND VIA ZOOM  
Friday, December 4, 2020  
3:00 pm**

1. **Welcome and Introductions:** Brenda Ezell called the meeting to order at 3:01 pm. Brenda Ezell introduced the Real Estate Leasing Committee. She welcomed the Committee members, including:

Christopher A. Sajdera, Co-Vice Chair & CLE Liaison  
Kristen King Jaiven, Co-Vice Chair & Technology Liaison  
Deborah Marks, Publications Liaison  
Arlene Udick, Legislative Liaison

2. **Approval of Minutes.** John Neukamm moved to approve the minutes and Michael Gelfand seconded the motion. The minutes were approved unanimously.

3. **Thank you to our Sponsor.** Brenda Ezell thanked the Fund for their sponsorship of the Leasing Committee.

4. **Chair Updates.**

- a. Brenda Ezell provided an update on the FACE program. Brenda explained that the FACE program is working with Legal Aid organizations to create a sign up process for the program.
- b. Kristen King Jaiven provided an update on the Supreme Court Lease project, explaining that the subcommittee is currently working with Legal Aid and Florida Realtors to address additional comments. Kristen announced that comments are still being accepted by the subcommittee. Brenda Ezell thanked the entire subcommittee working on the Supreme Court Leases.
- c. Christopher A. Sajdera provided an update on the Leasing Committee's CLE presentations.

5. **CLE Presentation:** As part of a joint meeting with Problems Study, the following CLE was presented: Emotional Support Animals and Leases Under the New Legislation by JoAnn Burnett, Becker & Poliakoff

6. The meeting was adjourned at 4:31 pm.

**RPPTL Leasing Committee - Problem Study Committee Joint Meeting 12/04/2020**

First Name	Last Name	Email	Registration Time	Approval Status
Philip	Kabler	pkabler@boginmunns.com	12/1/2020 20:35	approved
Jeremy	Cranford	jcranford@flaattorney.com	12/4/2020 15:02	approved
carolyn	broadwater	cbroadwater@oldrepublictitle.com	12/4/2020 15:00	approved
Adele	Stone	adele.stone@bipc.com	12/4/2020 15:01	approved
Rick	Eckhard	rick.eckhard@hklaw.com	11/30/2020 15:44	approved
steve	kotler	skotler@kotlerpl.com	12/4/2020 15:06	approved
Roland D. Waller		roland.waller@rdwaller.com	12/4/2020 15:00	approved
John	Neukamm	jbn@floridalandlaw.com	11/30/2020 15:42	approved
Jin	Liu	jliu@carltonfields.com	12/4/2020 15:36	approved
Peggy	Williams	pwilliams@thefund.com	12/3/2020 11:20	approved
Jim	Kearn	jkearn@firstam.com	12/3/2020 11:03	approved
Genevieve	Turner	GTurner@grigsbylawpa.com	12/4/2020 15:00	approved
Cynthia	Manfredi	cynthia.manfredi@fnf.com	12/4/2020 15:09	approved
Michael	Gelfand	mjgelfand@gelfandarpe.com	12/4/2020 14:56	approved
Robert	Schwartz	bob@robertschwartzpa.com	11/30/2020 9:58	approved
Ronald	Weaver	rweaver@stearnsweaver.com	12/4/2020 7:45	approved
Kathi	Christoff	Kathi.christoff@fnf.com	12/4/2020 15:10	approved
Richard	Mclver	rmciver@kasslaw.com	11/30/2020 10:26	approved
Jay	Taplin	jtaplin@taplinlaw.net	12/2/2020 12:26	approved
Rebecca	Wood	rwood@thefund.com	11/25/2020 16:29	approved
Kathleen	Maurer	kmaurer@kasowitz.com	12/1/2020 9:58	approved
Marty	Solomon	mjs@AwerbachCohn.com	12/4/2020 14:56	approved
Trey	Goldman	treyg@floridarealtors.org	12/4/2020 14:55	approved
Wilhelmina	Kightlinger	wkightlinger@oldrepublictitle.com	12/4/2020 15:05	approved
Melissa	Scaletta	mscaletta@thefund.com	11/25/2020 13:49	approved
Roland	Waller	kelly.east@rdwaller.com	12/1/2020 16:35	approved
Marlene	Watson	nursema93@yahoo.com	12/4/2020 15:01	approved
Stacy	Kalmanson	stacy.kalmanson@fnf.com	12/4/2020 15:03	approved
Homer	Duvall	homer.duvall@fnf.com	12/4/2020 14:57	approved
John	Hemenway	jhemeway@bhpallaw.com	12/4/2020 14:59	approved
Tiffany	Kimball	tkimball@firstam.com	12/4/2020 14:54	approved
Brenda	Ezell	brenda@ezellfirm.com	12/4/2020 15:20	approved
Salome	Zikakis	szikakis@parziklaw.com	11/25/2020 16:06	approved
JoAnn	Burnett	joannnestaburnett@gmail.com	12/4/2020 14:59	approved
Christopher	Sajdera	cas@saj-law.com	12/4/2020 15:05	approved
Alan	McCall	Amccall@firstam.com	11/25/2020 12:00	approved
Barry	Ansbacher	Barry.Ansbacher@ansbacher.net	12/4/2020 8:20	approved
Laura	Burgess	Laura@Leburgesslaw.com	12/4/2020 15:15	approved
Randy	Weiss	RWEISS@WEISSLLP.COM	11/30/2020 12:21	approved
Annabella	Barboza	abarboza@blalegal.com	12/4/2020 15:04	approved
Anne	Pollack	apollack@ffplegal.com	11/25/2020 11:02	approved
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Colleen	Sachs	csachs@thefund.com	12/4/2020 14:48	approved
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Lloyd	Granet	lgranet@granetlaw.com	12/1/2020 10:12	approved
Marcia	Tabak	Marciat@floridarealtors.org	12/4/2020 14:51	approved
Terrence	Harvey	terrence@theharveyfirm.com	12/4/2020 14:59	approved
Bob	Graham	rgraham@gunster.com	12/3/2020 17:19	approved
Andrew	Burns-Short	aburnsshort@law.stetson.edu	12/4/2020 15:14	approved
Sanjiv	Patel	SPATEL@CATIC.COM	11/25/2020 10:40	approved
Arlene	Udick	arlene@udicklaw.com	12/4/2020 14:55	approved
Jennifer	Tobin	jtobin@shutts.com	12/4/2020 15:21	approved
Dakota	McLean	dmclean@carltonfields.com	12/2/2020 8:05	approved
Paige	Baker	bbaker@elattorneys.com	12/3/2020 17:53	approved
John	Redding	john@jrtampalaw.com	12/4/2020 15:16	approved

james	russick	jrussick@oldrepublictitle.com	12/4/2020 15:01 approved
sabine	seidel	sseidel@wltic.com	12/4/2020 14:26 approved
Michael	Skalka	mskalka@oldrepublictitle.com	11/25/2020 13:28 approved
Kelly	Fleck	kfleck@nctins.com	12/4/2020 15:27 approved
Lee	Weintraub	lweintraub@beckerlawyers.com	12/4/2020 14:49 approved
deborah	marks	deborahmarkslaw@gmail.com	12/4/2020 15:57 approved
Jordan	Horowitz	jhorowitz@shuffieldlowman.com	12/1/2020 9:59 approved
Gary	Lesser	GLesser@lesserlawfirm.com	12/3/2020 23:51 approved
David	Licker	dlicker@gadclaw.com	12/1/2020 14:00 approved
cynthia	raleigh	craleigh@thefund.com	12/1/2020 10:19 approved
Michael	Meyer	mgmeyer83@gmail.com	12/2/2020 10:09 approved
Ellie	Taft	eleanor.taft@fpl.com	12/4/2020 15:18 approved
Kenneth	Thornton	kthornton@fishersauls.com	12/4/2020 12:16 approved
David	Weisman	david.weisman@gmlaw.com	12/4/2020 14:15 approved
Ryan	Reed	ryan@reedlegal.net	12/4/2020 15:44 approved
Silvia	Rojas	srojas@thefund.com	12/4/2020 14:52 approved