

RPPTL SECTION REAL ESTATE LEASING COMMITTEE MEETING
Minutes of Meeting on November 10, 2023
In-Person at JW Marriott Tampa Water Street and Remotely via Zoom

A hybrid meeting, providing for attendance in person at the JW Marriott in Tampa, Florida and via Zoom, was held on November 10, 2023. The meeting was called to order by Chris Sajdera, Chair of the Real Estate Leasing Committee at approximately 10:32 a.m.

1. **COMMITTEE BUSINESS:** (10:33 a.m.) Chris Sajdera
 - a. The meeting minutes from the prior Real Estate Leasing Committee Meeting on July 20, 2023, at the Breakers were approved with no objection.
 - b. Chris thanked the co-chairs and secretary, Kristen K. Jaiven, Ryan J. McConnell, and Janaye G. Pieczynski, for their hard work.
 - c. Request for speakers (10:57 a.m.) – Chris asked for speakers to present in CLEs regarding long term ground leases, landlord tenant, and a commercial leasing seminar
2. **INTRODUCTION OF COMMITTEE SPONSOR AND PRESENTATION:** (10:34 a.m.) The committee sponsor for the Real Estate Leasing Committee was introduced as The Fund and John Brown gave a presentation on how to protect your client from contractor liens. John took questions from committee members. The sponsor was thanked for its ongoing support.
3. **DISCUSSION:** (10:59 a.m.)
 - a. Kristen King Jaiven – FL Apartment Association; consumer focus
 - b. Kristen King Jaiven – Lease Acceleration Provisions in Residential Leases – some landlords are including provisions similar to commercial leases; may violate landlord tenant laws and consumer protection laws
4. **SUPREME COURT UPDATE:** (11:05 a.m.) Michelle Hindon and Kristen King Jaiven
 - a. form leases pending approval by supreme court
 - b. may need to address the condo collapse bill
 - c. after reviewing comments from condos and then will consider changes and present them for approval
5. **CASE LAW REVIEW:** (11:09 a.m.) Natasha (RP Fellow) of presented Blind Monk, LLC, v. USO Norge Whitney, LLC.
6. **ADJOURNMENT:** (11:11 a.m.) The meeting was adjourned at approximately 11:11 a.m.