

Attorneys

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COMMUNITY ASSOCIATION LAW

Ruden McClosky's community association lawyers provide legal counsel to condominium, cooperative and homeowner associations, country clubs, master associations and owners' ad hoc committees. We routinely provide legal services that include:

- Answering day-to-day questions regarding operational, technical and practical matters, providing an interpretation of the community's governing documents, as needed, and providing interpretation in the application of state statutory law and administrative decisions impacting the operation of the association.
- Distinguishing between association and unit owner maintenance, repair and replacement issues.
- Negotiating and drafting contracts for the maintenance, repair and operation of the community for such items as elevator maintenance, construction contracts and management of the association.
- Counseling new and existing board members in election procedures, board and unit owners meeting notice requirements, official record requests, and recall actions.
- Assisting the board with budgeting and special assessment procedures, establishing and waiving reserves.
- Counseling the board on insurance and casualty related issues.
- Enforcing the governing documents and rules and regulations of the community.
- Reviewing loan documents and structuring commercial lines of credit for capital improvements, and repairs, etc.
- Counseling clients in the transition of control from the developer to the unit owner.
- Our Firm is widely regarded throughout the State of Florida for our capabilities in handling complex and challenging litigation matters. We routinely handle mortgage foreclosure actions, lien matters, suits against contractors, suits for defaults on the purchase and sale of real property, condemnation actions, inverse condemnation actions, and suits to quiet title.
- Counseling developers and existing associations regarding association formation, mergers, termination, and entity conversion.
- Negotiating acquisitions and sale contracts, construction agreements, tenant leases and financing documents.
- Providing counsel as it relates to the Telecommunications Act of 1996, the Fair Housing laws, the Housing for Older Persons Act of 1995, and the Employment Discrimination Laws, as well as similar state and local statutes and ordinances.
- We cooperate with title insurance companies in examination and resolution of all types of matters that affect title to real property. We work with many state and national title insurance underwriters to identify and resolve issues as they arise.
- We handle environmentally sensitive lands and land acquisition. Our attorneys counsel clients on potential environmental liability arising from ownership or transfer of contaminated real property and on rulemaking proceedings before the legislature on environmental legislation and represent clients in complex environmental litigation.
- Provides Statewide representation in all aspects of administrative and governmental law including local comprehensive planning, regulatory compliance, enforcement actions and administrative proceedings before local, state and federal agencies.
- Provide Statewide representation in all aspects of municipal law including local comprehensive planning, regulatory compliance, enforcement actions and administrative proceedings. We represent clients before agencies, legislative bodies and local government entities.

COMMUNITY ASSOCIATION LAW

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- Ruden McClosky Consulting (RMC) provides lobbying expertise, comprehensive political and issues strategy and government relations assistance in every arena where business and government interact. Our consultants are active in Real Estate Development, Land Use and Zoning, Corporate Affairs, Health Care, Energy, Telecommunications, Transportation and many other industries.