



DADE COUNTY BAR ASSOCIATION
Board of Directors Meeting
December 18, 2019

The Board of Directors convened at 5:00 p.m. on Wednesday, December 18, 2019.

Officers

President, Gilbert Squires P
President-Elect, Jane Muir P
Vice-President, Sabrina
Puglisi A
Secretary, Eric Hockman A
Treasurer, Suzette
Russomanno A

Group Two

Natalie Rico A
Stuart Weissman A
Stephanie Grosman P
Jacqueline Ledon A
Michael Davis P
Karen Parker A

Group Four

Jacqueline Arango A
Julie Harris Nelson A
Lori Sochin A
Barbara Reisberg A
Roger Slade P
Joseph George P

Group One

Julian Jackson Fannin A
Melissa Jordon A
Amber Kornreich P
Tammi Calarco P
Eric Kay A
Jennifer James A

Group Three

Miranda Soto A
Alice Sum A
Irene Oria A
Jamie Vining A
Jeremy Korch A
Evelina Libhenn P

Group Five

Scott Baena P
Stanford Blake P
David Rogero P
Patricia Redmond P
Leonard Elias A
Flora Seff

Other Representatives

Karen Ladis, Dade Legal Aid A (Stephanie Grosman represented Ms. Ladis)
Jacqueline Kiviat, Executive Director P

Via Conference Call regarding Building Renovation:
Ariel Hernandez, Accountant, Zamora & Hernandez
Pedro Torres, VP of Centennial Bank

Affiliated Voluntary Bar Associations

Asian Pacific American Bar Association A
Caribbean Bar Association P
Cuban American Bar Association A
FAWL P
Florida Association of Criminal Defense Lawyers P
Gwen S. Cherry Black Women Lawyers Association P
South Miami-Kendall Bar Association P
Wilkie D. Ferguson Jr. Bar Association P

1. Welcome – Gilbert Squires, President

2. Consent Agenda Items – New Member Report and October 16, 2019 Board Meeting minutes
October 16, 2019 Board Meeting minutes

- Ms. Muir moved to approve.

Motion to Approve – Ms. Calarco, Mr. Davis seconded. Motion carried.

November New Member Report

- 7 regular members, 1 student, 2 new admittees, 1 paralegal, 12 young lawyers, approximately 2518 total as of today.
- Ms. Muir moved to add Charise Morgan-Joseph.

Motion to Approve – Ms. Muir, Ms. Calarco seconded. Motion Carried.

3. Legal Aid & the Office of Public Service Report, Ms. Grosman

- Please report open Pro Bono Cases;
- Successful Nuts & Bolts Seminar;
- Holiday Party was a success with gifts for clients and Santas;
- January 22nd – Probate Seminar
- January 23rd – Wills on Wheels for Vets
- January 31st – DLA Event

4. Young Lawyers Section Report, Ms. Kornreich

- Successful gift wrapping party
- February 6th – Miami Nights Event

5. Committee Reports by Board Liaisons

- EC Committee Report: Julie Harris Nelson has been promoted to Judge! There is now a new vacancy.
- President Squires: Please check your e-mail addresses are updated. Defer protocol for how to fill vacancies. We need to appoint an Election Committee.
- Future President Muir: Let's wait until the By-Laws change.

Civil Litigation Committee – Ms. Calarco

- January 15th at 4pm – Proposed Meeting Time
- Meet & Greet with Moderator – Judge Hanzman – Seeking CLE & Sponsors; Looking at February
- Mr. George suggests pay for luncheon, not CLE; make an outline and submit to Fla. Bar for CLE Credit.

Membership Committee

- January 9th – Happy Hour at Astra with YLS & Criminal Courts Committee

Probate and Guardianship Committee

- January 22nd – You Be the Judge Program with YLS

- Seminar held with all the probate Judges

6. Affiliated Bar Reports

MDFAWL:

- Judicial Reception was held on 12/13; Ted Klein Award to Judge Rudy Ruiz;
- Judge Luck Luncheon on 1/8
- Seventh Annual Trial Skills Workshop 2/6-7
- Speed Mentoring Event – 2/19
- DCBA Bench & Bar – 3/6

Kendall South Miami Bar

- Huge turnout at the Judge Cueto Seminar
- Mixer at JW Marriott Dadeland
- 60 Members – President Squires remarked he would like to attend an event in 2020.

FACDL

- Judicial Candidate Forum on 4/30 co-sponsored by several other major groups
- Optional \$10 Donation to Camillus House – Any additional funds donated
- Sponsors – Max #
- FACDL is grateful for DCBA Support

7. By-Laws Committee Report. Defer to By-Laws Notes.

- A motion was made to approve the changes in Article IX - Committees, Section 2 g. – Standing Committees – Legal Aid & Office of Public Service Committee (attached): It was seconded and the motion carried.
- A motion was made to approve the changes in Article X – Legal Aid and Office of Public Service, Section 1 – Purpose (attached): It was seconded and the motion carried.
- A motion was made to approve the changes in Article X – Legal Aid and Office of Public Service, Section 2 – Purpose (attached): It was seconded and the motion carried.

8. Treasurer's Report. Written report provided in advance of the Board meeting. No further report.

9. President-Elect and Building Committee Report.

- Phone call was held with Pedro Torres, VP at Centennial Bank, and Ariel Hernandez, Accountant
- Discussion of projected income;
- Process of Seeking Financing to renovate and release an RFP for “design and build team”;
- Building Appraisal report;
- Ms. Muir indicated comfortable loan amount would be \$2M;
- Risk analysis;

- Ariel says based on the risk analysis and information provided seems like a “good deal”
- Estimated 5% range once LOC converts to a full loan; Stress Test at 8%; Standard is 7% range; Pedro’s presentation was 8%.
- Ariel says appears on surface Board can service the debt at \$30 sq. ft office; \$40 sq. ft retail; Board can support renovation assuming 90% occupancy – based on that it is a “good deal”. Construction budget is \$1.6-\$2M; budget includes soft cost contingencies; includes making interest-only payments; DCBA won’t have to go out of pocket to pay;
- Mr. George asked whether new court house will increase value of rent.
- Pedro replied they only look at the present; historical perspective, and defer to appraisal.
- Mr. Baena asked if source of repayment implicated stress test – only from rent, no fundraising.
- Ms. Muir confirmed yes.
- Mr. Baena asked how long to stabilize at 92?
- Pedro indicated appraisal is best answer.
- President Squires indicated there is an opportunity to develop a team to develop a campaign consistent with new courthouse.
- Pedro: We are set up to cover all expenses of property management to market as a rental property; realtor commissions should be considered which is not in pro forma financial statement. Looks “doable”.
- President Squires indicated stress test is satisfactory.
- Ms. Muir indicated Jonathan Newberg, Chair of DCBA Real Property Committee, making broker’s fees are on favorable terms. If we find a tenant, there is no commission. No commission on renewals. Working on RFP for construction design team. Gigi Soliman will help with RFP. Jonathan helping. Will circulate when finalized. Nothing formal now. Presentation hopefully at January meeting. We have a lot to do with timeline. Drawing and permits – 3-4 Months; Construction 4-6 months. We have to not interfere and let professionals do their job. We are seeking “design and build team” all in one – saves time and effort with one single point of contact.
- President Squires commends and congratulations Ms. Muir and Board for great work.

10. Executive Director’s Report and Report on behalf of the Vice President.

- Ms. Kiviat reported Bench & Bar, March 6th, almost finalized. Great keynote speaker, Mike Whelan, who authored "Lawyer Forward: Finding Your Place in the Future of Law." He will discuss the importance of a new model for legal practice built on principles of specialization and collaboration. MDFAWL, CABA, Gwen S. Cherry and Wilkie D Ferguson are presenting panels, and other great organizations so-sponsoring.
- January 30th Please mark your calendars and encourage friends to attend General Membership Luncheon meeting at Conrad on Brickell. It will be a panel on Hot Topics in the Media with print and television media personalities moderated by

trial attorney and media consultant Katie Phang. A minimum of 75 members need to attend in order to have a vote on By-Laws amendments.

- Mr. George asked can members attend by phone. Mr. Rogero responded: no proxies.

11. Adjournment – 6:25 p.m.