

ISSUE #1

MARKUP #1 ->

MARKUP #1 · OUTDATED STATUTE LOCK

BOARD & COUNSEL REVIEW

CERTIFICATE OF COMPLETION

EISINGER LAW CERTIFIES THAT

Maria Calcerrada

HAS SATISFACTORILY COMPLETED AT LEAST 4-HOURS OF THE EDUCATION CURRICULUM REQUIRED FOR SERVICE ON THE BOARD OF DIRECTORS OF A CONDOMINIUM ASSOCIATION AS PROVIDED IN SECTION 718.1112(2)(D)4.B OF CHAPTER 718, FLORIDA STATUTES

DATED THIS JUNE 10, 2026

Gregory Eisinger

GREGORY EISINGER, ESQ.
Course Instructor



Alex Alonso

ALEJANDRO ALONSO, ESQ.
Course Instructor



EISINGER LAW

Sec. N/A (p. 1): Declaration references Florida Statutes without express Kaufman language ("as amended from time to time"), risking unconstitutional impairment of contract challenges upon statutory changes.

Statutory / Legal Reference: Kaufman v. Shere, 347 So. 2d 627 (Fla. 3d DCA 1977); Cohn v. Grand Condo. Ass'n, 62 So. 3d 1120 (Fla. 2011)

Statutory Comparison: Under Florida Supreme Court precedent (Cohn), legislative amendments that impair vested contract rights cannot be applied retroactively to an existing community unless the Declaration contains express language adopting the statute "as amended from time to time" (the Kaufman doctrine).

CURRENT WORDING IN DOCUMENT:

CERTIFICATE OF COMPLETION EISINGER LAW CERTIFIES THAT Mara Calcerrada HAS SATISFACTORILY COMPLETED AT LEAST 4-HOURS OF THE EDUCATION CURRICULUM REQUIRED FOR SERVICE ON THE BOARD OF DIRECTORS OF A CONDOMINIUM ASSOCIATION AS PROVIDED IN SECTION 718.1112(2)(D)4.B OF CHAPTER 718, FLORIDA STATUTES DATED THIS JUNE 10, 2026 Sheyory Eangs GREGORY EISINGER, ESQ. Course Instructor dbpr MA EISINGER LAW Wex Monse ALEJANDRO ALONSO, ESQ. Course Instructor

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

In accordance with Kaufman v. Shere, amend the governing law clause to read: "...governed by Chapter 718 [or 720], Florida Statutes, as the same exists on the date hereof and as the same may be amended from time to time."