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INSIDE Real Estate For Sale and Rent **Classified Listings**

Lang Realty, Paradise Bank and Rosenberg Diamonds host dazzling fundraising event

This event raises funds for Children's Place Home Safe.

Lang Realty, Carriage Trade Properties, the ultra luxury division of Lang Realty, Paradise Bank and Rosenberg Diamonds hosted "An Evening of Dazzling Diamonds in a Kaleidoscope of Colors" on Wednesday, January 28th at Paradise Bank in Boca Raton. The festivities included an incredible showing of fancy colored diamonds in all colors from red to blue to pink. Paradise Bank's President, Bill Burke welcomed near-



Left to right, Tim Snow, George Snow Scholarship Fund; Bill Isaacson, CEO Lang Management; Ward Kellogg, Chairman, Paradise Bank; and Scott Agran, Lang Realty

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Multi-family specialist Alan Kaye welcomed at Coldwell

Coldwell Banker Commercial NRT is pleased to announce that Alan G. Kaye, P.A., has joined its Palm Beach office after spending numerous successful years at nationally known commercial real estate firms. Kaye represents clients in the acquisition and disposition of multi-family properties throughout the state of Florida and has closed more than \$500 million in commercial real estate transactions within the past several years.

"Alan fills a void in our multi-family group and will be a great asset to our company," says Duff Rubin, Commercial Director for South Florida. "His years of experience and tremendous record of success make him a valued member of our team."

Prior to entering commercial real estate, Kaye was a practicing attorney specializing in commercial real estate and business



Alan G. Kaye, P.A.

transactions, with experience in all aspects of limited and general partnerships, syndication, joint ventures, development and finance. It is combining his vast knowl-

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Opportunity knocks at the Saint Andrews C. Club

The real estate buzzword for 2009 is "opportunity," and there has never been a better time to buy a luxury home. The downturn in the economy has opened the door to magnificent homes at exceptional prices. Michael Bloom, award-winning Broker-Associate-Realtor® with Boca Executive Realty, LLC., points to St. Andrews Country Club, the premier golf club community in Boca Raton, Florida, as a prime example.

"The majority of the listings that I have in St. Andrews Country Club are not only for magnificent homes, but these homes are often situated on prime lots with absolutely incredible golf and lake views," said Michael Bloom. "These are once-in-a-lifetime opportunities to buy homes that once commanded premiums for their locations in prestigious St. Andrews Country Club and can now be owned for a reasonable price." Michael reports that his first-class listings in St. Andrews range in asking price



Michael Bloom

from \$800,000 to five million dollars, and many sellers are extremely motivated.

Interest is high not only in St. Andrews

See **Boca Executive**, Page 2

Nestler Poletto Sotheby's International Realty honors top producers of 2008

Nestler Poletto Sotheby's International Realty, a locally owned agency specializing in luxury real estate, is pleased to announce its top producers for 2008.

The top individual producers for 2008 are Debra Franklin, Lisa Rosenthal and Linda Botwinick. The



Front row, left to right, Jane Bernal, Lisa Rosenthal, Debra Franklin, Nancy Gefen, Kathy Green; Back row, left to right, Lorenzo Bernal, John Poletto, Linda Botwinick, Neil Ironside, Joanne McCullough and Mark Nestler.

top-producing sales teams for 2008 are Nancy Gefen and Kathy Green; Jane and Lorenzo Bernal; and Joanne McCullough and

Neil Ironside.

"Although 2008 was a difficult year for real estate in general, these individu-

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Certifying a recall, the key to your unit, appoint a receiver, and association-owned units

Q: Many unit owners at our condo held a unit owner meeting and voted to recall a board member. We asked the board to hold a board meeting to certify the recall. It has been three weeks and the board has not acted on our request. It is obvious that the board is hoping we will go away and forget our recall. Can you tell me the consequence if the board fails to hold a meeting regarding the recall?

A: If the board fails to notice and hold a board meeting to determine whether to certify the recall within five business days of the adjournment of the unit owner recall meeting, the recall shall be deemed effective immediately upon expiration of the fifth day.

Q: I have read your column in the past where you have stated that a unit owner must provide a unit key to the association. The president of our condominium believes that he can go into any unit at any time to check on it. He stated at a board meeting that if he wants to check on a unit, the law allows him to go into the unit. Although I do not know the law, I find it difficult to believe that this is true. Can you tell me the law regarding this issue?

A: The president of the association cannot go into a unit because he wants to check on the unit. Florida law specifically states that the association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or to prevent damage to the common elements or to a unit or units. Therefore, in order for the president or anyone from the association to enter a unit, that person must demonstrate the reasons stated above.

Q: We live in a condo in Broward County. No one from the association wants to run for the board or undertake any of

the responsibilities required to operate our association. Can you tell me what happens to a condo when no one wants to be a board member?

A: If an association fails to fill vacancies on the board where no quorum would exist, any unit may give his or her notice to apply to the circuit court for the appointment of a receiver to manage the affairs of the association. You should let the owners of your association know that if a receiver is appointed, the association will be responsible for the fees of the receiver.

Q: We have many foreclosures at our association. Last month a unit was being sold by the bank for 60% below market. The board put in an offer to buy the unit so the association would own it. Many of the owners were very upset that the board would use our money to buy a unit. Can the board use our association funds to buy a unit?

A: Unless it is prohibited by your association declaration, articles of incorporation or by-laws, the association may purchase a unit that is located at the condominium.

Mark Bogen

Mark Bogen has been practicing law for 24 years. He specializes in condo and homeowner association law and authored the book "What Every Condo Owner Should Know." Bogen, a former adjunct professor of business law, has recently started the "Bogen List," which aims to protect associations

from scams. If you have a related question for Mark Bogen, please send your e-mails to BOGEN2000@aol.com.



LANG

ly 100 guests to Paradise Bank. The bank is appointed with hospitality rooms and emphasizes personalized customer service. A beautiful display of hors d'oeuvres and cocktails greeted guests on the bank's second floor.

Scott Agran, President of Lang Realty, greeted guests and spoke about Lang Realty's newest venture, Carriage Trade Properties. Carriage Trade focuses on ultra luxury properties of two million dollars or more. David Rosenberg, President of Rosenberg Diamonds was on hand to inform guests about the colored stones and their values. Guests were invited to try on over 75 pieces of exquisite jewels. A portion of the sales proceeds from the evening will benefit Children's Place Home Safe.

"This event is a wonderful way for Paradise Bank, Rosenberg Diamonds and Lang Realty to partner on an exciting event

and raise funds for Children's Place Home Safe." remarked Scott Agran.

About Lang Realty

Lang Realty is one of South Florida's top independent residential and commercial real estate companies with over 230 full-time professionals. The mission at Lang Realty is to provide the highest level of service to clients looking to buy or sell within Palm Beach County, by partnering with the finest real estate agents in the area. Lang Realty, an industry leader, provides agents with top notch support, including a dedicated administrative staff, up-to-date technology and professional marketing materials. In addition, Lang Realty has formed partnerships with area builders, developments and country club communities. Lang Realty has four offices within Palm Beach County. For more information, please visit www.langrealty.com.

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COLDWELL

edge of the legal aspects of complicated real estate transactions, his extensive brokerage expertise, and his overall professional approach to business and his clients to which Kaye attributes his tremendous success.

His brokerage assignments have included multi-family, retail, office, hotel, industrial, and land development projects with institutional clients such as Lennar Florida Partners, Sunvest, Tarragon Realty Investors, the Cornerstone Development Group, Mass Mutual, Ontra, in addition to a multitude of private capital investors.

Kaye is adept in creating value-added real property transactions which have proven to be extremely successful for his clients. His ability to source and develop deals, coupled with his underwriting and negotiating skills is invaluable to his loyal clients, allowing them to acquire properties at the best price and terms, and in realizing a substantial profit upon resale.

Kaye has been quoted in several real estate and business publications including the Daily Business Review, the South Florida Business Journal, the Florida Real Estate Journal and, most recently, on GlobeSt., and has been a featured speaker at Commercial Property News and RealSource Seminars.

Kaye is a graduate of the Hofstra School of Law, and a member in Good Standing of the Florida and New York Bar Associations.

Kaye is happily married with two young sons and is a Trustee Member of the Boca Raton Chamber of Commerce and a Board Member of the Rotary Club of Boca Raton, the Boca Roundtable and several multifamily organizations.

The Kaye Group is located in Coldwell Banker NRT's Palm Beach Commercial office in Boca Raton. Alan can be reached at 561-910-9000 or via e-mail at alan@kayecig.com.

About Coldwell Banker:

Coldwell Banker Commercial NRT is the twelfth largest corporate-owned commercial real estate brokerage in the nation and the commercial real estate brokerage division of NRT Incorporated, a subsidiary of Realty Corporation. Coldwell Banker Commercial NRT operates in 21 states, including Arizona; California; Colorado; Connecticut; Delaware, Florida; Georgia; Hawaii; Illinois; Indiana; Maryland; Massachusetts; Michigan; New Jersey; New York; Pennsylvania; Rhode Island, Utah; Virginia; Washington, D.C. and Wisconsin.

The company provides commercial real estate solutions serving the needs of owners and occupiers in the leasing, acquisition, disposition, structured finance and management of all property types

For additional information, visit the company's Web site at www.cbcworldwide.com or contact us at (877) 258-4178.

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FAIR HOUSING

All real estate advertised in the Sun-Sentinel is subject to the Federal Fair Housing Act. This law makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or the intention to make any such preferences, limitations or discrimination.

Furthermore, the Broward County Human Rights Act prohibits discrimination based on age, marital status or political affiliation. The

Sun-Sentinel will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

If you believe that you have been discriminated against in connection with the sale, rental or financing of housing, call the United States Department of Housing and Urban Development (HUD) at 1-800-669-9777.



EQUAL HOUSING OPPORTUNITY

BOCA EXECUTIVE

Country Club, but also in the surrounding luxury communities where Michael Bloom of Boca Executive Realty, LLC lists and sells homes, such as Addison Reserve, Woodfield Country Club, Broken Sound, Long Lake Estates, and others. The rise in the number of prospective buyers is evidenced by the surge in "hits" reported by Boca Executive Realty, whose website (www.BocaExecutiveRealty.com) has been voted number one by the Florida Association of Realtors, and is extremely popular with affluent prospective homebuyers.

Sellers who list their homes with Michael Bloom benefit from Boca Executive Realty's unique position of having accumulated a database of over 45,000 buyers from around the world, all looking for property in this area. "Due to our unmatched web presence, just about anyone who has con-

sidered buying property in the area over the past three years is in our system", said Zev Freidus, Broker/Owner of Boca Executive Realty. "The detailed data we have collected on each buyer allows us to promote Michael's listings to a targeted audience. Michael's position is further strengthened by his background as a financial advisor and hedge fund manager, which means he is uncommonly qualified to provide economically sound advice to his clients."

If you are fortunate enough to hear opportunity knocking and would like more information about the incredible homes available at unprecedented levels in St. Andrews Country Club, Woodfield Country Club, Addison Reserve, Broken Sound, Long Lake Estates, and others, contact Michael Bloom today at 561-212-2388 or by email at Michael@bocaexecutive.com.

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NESTLER

als rose to the challenge and far exceeded all expectations. As proven professionals, they have shown that they are 'client driven' and have worked extremely hard in pursuing the objectives of their buyers and sellers," said co-owner and broker John Poletto. "Our top producers further distinguished themselves by combining superior sales expertise, a thorough knowledge of the communities and properties they specialize in, and an unmatched commitment to going to the extremes in providing the best possible representation to their clients."

Just a year and a half after being awarded the Sotheby's International Realty franchise for the greater Boca Raton/Delray Beach area, Nestler Poletto Sotheby's International Realty's national and international connections have enabled their associates to achieve a global reach and buyer referrals have skyrocketed.

Nestler Poletto Sotheby's International Realty has been able to blend its tremendous understanding of the Greater Boca Raton and Southeast Florida area real estate market with the expansive global marketing tools Sotheby's has developed over three decades.

"With more than 9,000 real estate associates in 500 offices throughout the most affluent areas of the country, and with more than 36 countries in its global network, Sotheby's International Realty is the pre-eminent world leader in the sale of unique and one-of-a-kind luxury properties," said Mark Nestler, co-owner and broker at the agency, which has two locations in Boca Raton. "Our reputation for providing our agents with the support and resources they need to perform at their best has enabled us to attract and keep the top sales talent in the area."

Nestler Poletto Sotheby's International Realty proudly serves the area from Manalapan in the north to Fort Lauderdale in the south and everything west with two state-of-the-art offices featuring its "e-galleries" and virtual tours of all properties. The firm's primary specialization is in the representation of one-of-a-kind oceanfront and Intracoastal estates, distinctive and unique homes, country club communities and luxury condominiums.

For more information, contact the firm's corporate office at 561-997-7227, the beach office at 561-368-4343 or visit the Web site at www.npsir.com.

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