


MEMORANDUM

TO: Tom Ansbro, Esq.
FROM: Tim Ryan, Esq. 
DATE: March 15, 2012
RE: City Surplus Property

On February 24, 2012, my firm sent an email to both the Realtor Association of Greater Fort Lauderdale and the South Broward Board of Realtors regarding listing City surplus property for sale and requesting interested brokers to provide contact information in order to be included on a list of brokers to be selected to list said properties. Prior to sending the emails, Attorney Victoria Pappas called each board requesting the appropriate contact method for sending such a communication. A copy of each email is attached to this memorandum. As you can see, the deadline for response was March 9, 2012.

On March 1, 2012, the emails were sent again to the two realtor associations. Attorney Pappas spoke with Christina Burton, the marketing director of the Realtor Association of Greater Fort Lauderdale, who stated she took no action on the first email and apologized, but would send an email out to the broker members of her organization asap. Attorney Pappas also called South Broward Board of Realtors and asked to speak with William "Bill" Valdez, who is the Vice President of South Broward Board of Realtors to follow up, and he did not take the call but did tell the receptionist to inform us that an email was sent out to brokers who were members of the South Broward Board of Realtors. Attorney Pappas has spoke with various receptionists at South Broward Board of Realtors including Leah Cronkhite and Lady Mendoza.

Today, Attorney Pappas tried to contact Mr. Valdez of the South Broward Board of Realtors for the third time and left a voicemail message asking him to call back and requesting a copy of the email he sent to member brokers. Attorney Pappas also called the Realtor Association of Greater Fort Lauderdale and was informed that the marketing and email director she was previously in contact with, Christie Burton, no longer works for the board as of yesterday. Ms. Pappas spoke with Bolivar Peterson, the web and marketing manager who took over Ms. Burton's responsibilities, and he apologized and stated he would conduct a search to find the email Ms. Burton allegedly sent to member brokers and forward it to my office.

Nick Lupo was listed as the person to be contacted by the brokers, and pursuant to Mr. Lupo, no brokers contacted him or provided their information regarding the surplus property as of today's date.

My office has prepared an updated notice to be included on the City's list of real estate brokers and extended the reply date to March 21, 2012. This updated notice is being sent by email today to Mr. Valdez at the South Broward Board of Realtors and Mr. Peterson at the Realtor Association of Greater Fort Lauderdale.

Victoria Pappas

From: Victoria Pappas
Sent: Friday, February 24, 2012 9:42 AM
To: 'info@southbrowardrealtors.com'
Cc: 'mls@southbrowardrealtors.com'; 'Ansbro, Tom'; Lupo, Nicholas; Tim Ryan
Subject: Dania Beach Surplus Property

Greetings:

This law firm serves as special counsel for the City of Dania Beach regarding real estate matters. The Dania Beach City Commission is considering the sale of City owned properties that no longer serve a public purpose. If the City Commission designates certain properties for sale, the City will list each property for sale with a real estate broker selected from a list of Florida licensed real estate brokers.

The City Charter authorizes the City manager to enter into an exclusive listing agreement with a registered real estate broker selected by lottery from a list of Florida real estate brokers. If any members of the South Broward Board of Realtors wish to be included on the City's list of real estate brokers, please notify the City of Dania Beach. Interested brokers should notify the City of Dania Beach by email to Nicholas Lupo, Code Compliance Manager, at nlupo@ci.dania-beach.fl.us with the real estate broker's name, address, telephone, email and Florida license number. All qualified brokers that wish to be included on the list are asked to reply to the City by March 9, 2012.

If you need additional information regarding the City's sale of surplus real estate, please contact Victoria J. Pappas, Esq., assistant special counsel for City of Dania Beach at vpappas@ryanlawfl.com or 954-920-2921.

Thank you

Victoria J. Pappas, Esq.
Ryan & Ryan, LLC
700 East Dania Beach Boulevard, Third Floor
Dania Beach, FL 33004
Tel: 954-920-2921
Fax: 954-921-1247
vpappas@ryanlawfl.com

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3/15/2012

Victoria Pappas

From: Victoria Pappas
Sent: Friday, February 24, 2012 9:51 AM
To: 'cburton@r-world.com'
Cc: 'info@r-world.com'; 'Ansbro, Tom'; Lupo, Nicholas; Tim Ryan
Subject: Dania Beach Surplus Property

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From: Victoria Pappas
Sent: Thursday, March 01, 2012 3:06 PM
To: 'cburton@r-world.com'
Subject: FW: Dania Beach Surplus Property

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Sent: Friday, February 24, 2012 9:51 AM
To: 'cburton@r-world.com'
Cc: 'info@r-world.com'; 'Ansbro, Tom'; Lupo, Nicholas; Tim Ryan
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THANK YOU.

Victoria Pappas

From: Victoria Pappas
Sent: Thursday, March 01, 2012 3:12 PM
To: 'bill@southbrowardrealtors.com'
Cc: 'mls@southbrowardrealtors.com'
Subject: FW: Dania Beach Surplus Property

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