



RPPTL Connect 2025
Thursday, December 4th

RPPTL CONNECT 2025

December 4, 2025

Meeting Agenda and Materials

Four Seasons Orlando—Disney World

1. Introductions and Agenda Review (How today's program works)
 - a. RPPTL Connect Program, Sponsors and Attendees (listed at Ex. A)
 - b. RPPTL Section Officer(s)
 - c. Membership Committee Attendees/Mentees
 - d. At Large Member Attendees
 - e. Law School Outreach Committee Attendees
2. What We Do and Work On and Who We Are (Ex. B)
3. How We Work--The RPPTL Section—Organizational Overview (Chart at Exhibit C)
 - a. Our Section Coordinator(s)
 - b. Executive Committee
 - c. Executive Council
 - d. "Divisions" of the Section
 - e. Committees (55) (Collaboration, Discussion, Deliberation, Analysis)
 - f. Past Chairs
 - g. Liaisons
4. Helpful Section Information and Links (Ex. D)
 - a. ActionLine
 - b. ALMs
 - c. Joining RPPTL (Ex. E)
 - d. Committees: Membership, Law School Outreach, Fellows
5. Agendas for Substantive Committee Meetings (Ex. F)
6. Comments and Questions

Sponsors for RPPTL CONNECT 2025

Four Seasons, Orlando

Thursday, December 4, 2025

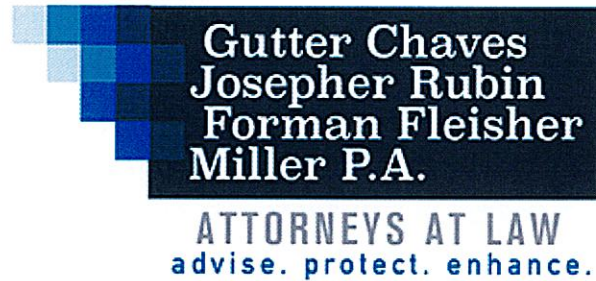


Exhibit A

Attendees

Benjamin Bush – FIU Law Student
Eddy Casimir – Title Resources Guaranty Co
Keshara Cowans – Orange County Public Schools Attorney
Melissa Escoffrey – KM Legal PLLC
Judy Hoffman – LAAWHL, PLLC
Brittany Jacobs – Bridging The Gap Legal Services
Laurore Jean Pierre – JP Law and Wealth
Sandra Kahle – Kahle Commercial Group
Noelle Annelise Mercer – UF Law Student
Alicia Perez – RT & AP Mediation and Law Group
Monica Santana – Monica Matthews Santana Law Office
Andrea Sinner – Stable Legacies PLLC
Jeanette Stafford – Estate & Elder Law Counsel, P.A.
Tanisha Swaby – Swaby Law, PLLC
Rebekah Taylor – RT & AP Mediation and Law Group
Roderick E. Thomas – Law Office of R.E. Thomas
Stephanie Warnstadt – FIU Law Student

Exhibit A

WHO IS RPPTL?



SERVICE.

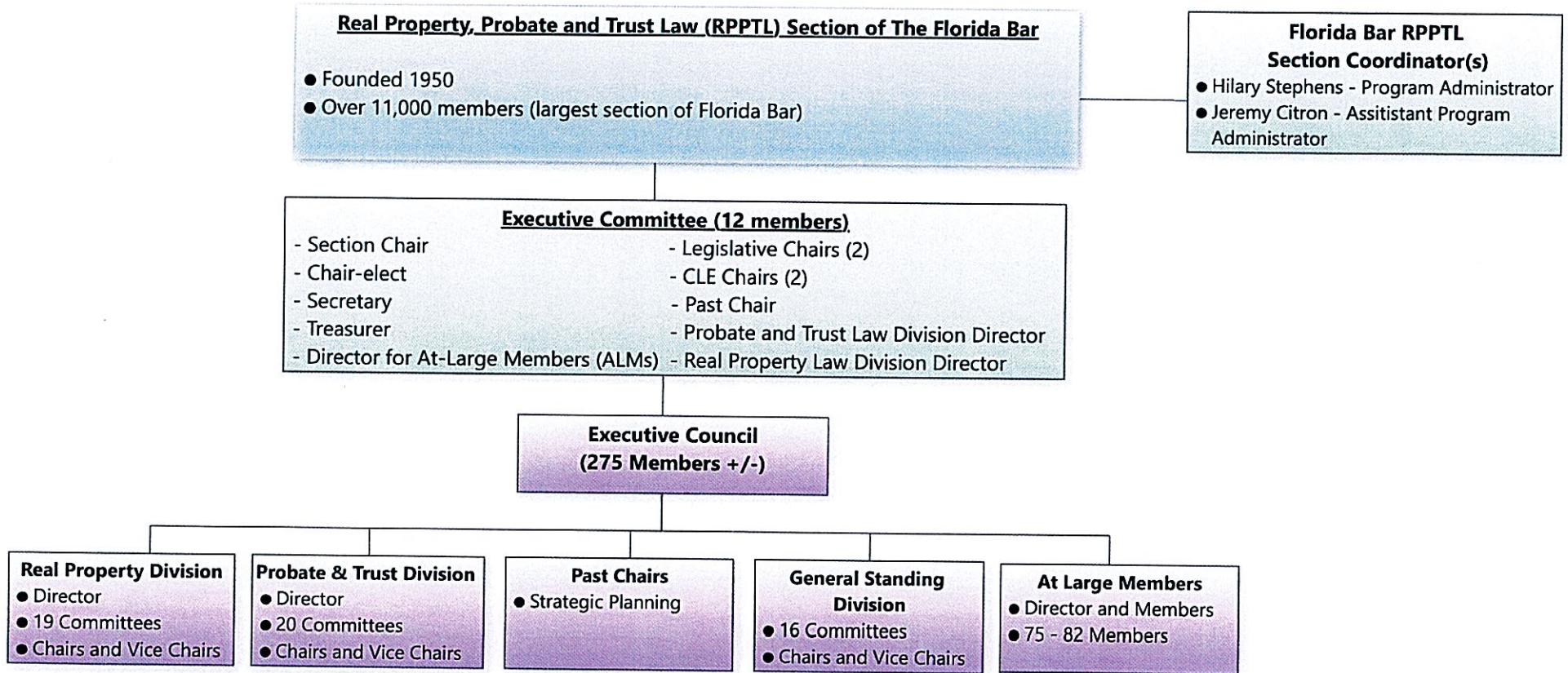
The Real Property Probate and Trust Law Section of The Florida Bar serves the citizens of the State of Florida, the legal community, and its Section members with the highest levels of knowledge, experience and commitment to real property, probate and trust law.

The purposes of the Section are:

- (a) To provide an organization within The Florida Bar for persons with an interest in real property, probate or trust law and encourage the knowledge and practices of members in those areas of the law;
- (b) To assist in developing real property, probate and trust law, and to serve the public generally and The Florida Bar in interpreting and carrying out the public and professional needs and objectives in the fields of real property, probate and trust law;
- (c) To develop standards for ethical and competent practice in real property, probate and trust law;
- (d) To develop and maintain professional relationships between real property, probate and trust lawyers and other groups; and
- (e) To improve the implementation and application of laws, rules and regulations in the fields of real property, probate and trust law and to accomplish legislative objectives and to improve the administration of real property, probate and trust laws.

Exhibit B

RPPTL ORGANIZATIONAL CHART



Helpful Section Information and Links

Section By Laws - Bylaws - Real Property, Probate and Trust Law Section 9-8-2023

Tips for New RPPTL Meeting Attendees - Microsoft Word - 10456446_1.docx

Section Leadership - The Florida Bar RPPTL Section - Leadership

Committees Webpage - The Florida Bar RPPTL Section - Committees

Join RPPTL

This is a special invitation for you to become a member of The Real Property, Probate & Trust Law Section of The Florida Bar!

Membership in the Section will provide you with interesting and informative ideas. It will help keep you informed on new developments in this field through its publication and numerous educational opportunities. As a Section member you will have opportunities to meet with lawyers sharing similar interests and problems and work with them in forwarding the public and professional needs of the Bar.

Members also receive (a) a discount on the registration fee for CLE seminars sponsored by the Section and (b) a subscription to the Section's quarterly magazine, ActionLine.

To Join:

For Current Florida Bar members:

Current members of The Florida Bar wishing to apply to join the RPPTL Section can **do so on-line by logging onto their Florida Bar Members portal.**

For New Florida Bar members:

All new members of The Florida Bar are eligible for a complimentary one-year membership to this Section, as indicated on the fee statement that is received at time of admission. If you need further assistance obtaining your complimentary membership, contact Membership Services at The Florida Bar at 850-561-5832.

For Law School Students:

Law school students are invited to join the Section at the reduced annual dues of \$20.00. Simply complete the **Law Student Membership Application** and submit it as directed. For more information about becoming involved in the Section, contact the chair of the **Law School Mentoring and Programming Committee.**

*(Please Note: The Florida Bar dues structure does not provide for prorated dues. Your Section dues covers the period from July 1 to June 30.)

Real Property Probate & Trust Law Section of The Florida Bar
PROBATE & TRUST LITIGATION COMMITTEE
December 4, 2025 at 2:00 p.m. – 3:00 p.m.
Orlando Meeting

SPONSOR:
Coral Gables Trust

AGENDA

	Pages
I. <u>Welcome</u> – R. Lee McElroy IV, Chair	
II. <u>Attendance QR Code</u>	3
III. <u>Recognition of Sponsor</u> – Coral Gables Trust	
IV. <u>Minutes</u> – Alex Brams.....	4-6
V. <u>Diligent Search Under F.S. §733.2121</u> – Daniel Seigal	7-23
VI. <u>Revah v. Revah (4th DCA 2025)</u> – Angela Adams	24-38
VII. <u>Adjournment</u>	

Attendance Policy: All committee members must attend at least three of the four in-state committee meetings conducted at the in-state Executive Council meetings during the Bar and Section year, which is July 1-June 30. Failure to do so will result in dismissal from the committee roster. Only in exceptional circumstances (such as illness of a long duration) may committee chairs grant exceptions to this policy. There will not be any participation in committee meetings via telephone (unless, of course, the meeting is being conducted entirely telephonically).

At committee meetings, committee members are to be seated at the main table. Guests will be seated in a seating area for guests. Subject to the discretion of the Chair in the interests of conducting an efficient and productive meeting, guests may participate in the deliberations of the committee, but may not vote. Meetings are conducted at the discretion of the Chair; Robert's Rules of Order may apply. Disputes among members will be resolved in favor of anyone who attended the University of Tennessee.

Exhibit F

CONFLICT OF INTEREST POLICY: A committee member shall not participate in a matter if circumstances exist that may reasonably be expected to cause that participation to undermine confidence in the integrity of the Section, Executive Council, or Section Committee. Where any fact or circumstance exists of bias, prejudice, or conflict of interest on the part of a member while participating in such a matter, it is the duty and responsibility of any member having knowledge of such fact or circumstance to make full disclosure of such fact or circumstance to the section committee. A bias, prejudice, or conflict of interest may arise from a member's personal interests, employment, or client relationships.

**RESIDENTIAL REAL ESTATE & INDUSTRY LIAISON COMMITTEE (RREL)
The Florida Bar - Real Property, Probate, and Trust Law Section**

Thursday, December 4, 2025; 1pm – 2pm

<https://us06web.zoom.us/j/87973943129?pwd=qjMCkucSea690Jk81RZltLC7XDI42Z.1>

Committee Meeting Agenda

1. Introduction, Acknowledgement of Officers, Reports:
 - A. Kristen King Jaiven, Co-Chair
 - B. James A. Marx, Co- Chair
 - C. Rebecca Wood, Co-Vice Chair and ActionLine Liaison
 - D. Erin Michelle Miller, Co-Vice Chair
 - E. Trey Goldman and Lori Ward, Legislative Liaisons
 - F. Fred Jones, ALMS Liaison
 - G. Natasha Selvaraj, CLE Liaison
 - H. Maggie Thumberg, Technology Liaison
2. Thank you to RRELs sponsors: The Fund, Maggie Thumberg
3. Review and Approval of Minutes from Breakers Meeting on Thursday, August 21, 2025
4. Contract through Closing CLE – Request for Speakers, Natasha Selvaraj, Berlin Patten
5. Case Review: *Crist v. Manhattan Palms Association One, LLC*, Case No. 2D2024-1062 (Fla. 2d DCA 2025); James A. Marx, Marx Rosenthal PLLC
6. Title Fraud Prevention through Identity Verification Pilot Program (Lee County Report) – Lori Ward, Alliant National Title
7. Legislative Position - SB 116; Kristen King Jaiven, Nishad Khan PL

Upcoming Meetings:

- a. January 29-32, 2026, Sunseeker Resort, Charlotte Harbor, Florida
- b. April 19-24, 2026, Out of State Meeting, Budapest River Cruise
- c. May 27 – May 30, 2026, Ponte Vedra, Florida