

JOSEPH MICHAEL GROHMAN

EDUCATION:

JURIS DOCTOR:

University of Miami School of Law

Coral Gables, FL

Graduated May 1975

MASTER OF ARTS:

California State University-Long Beach

Long Beach, CA

Specialization: Curriculum Development &
Instructional Supervision

Graduated June 1971

Certification: Reading Specialist

Awarded June 1972

BACHELOR OF ARTS:

Rowan University f/k/a Glassboro State College

Glassboro, NJ

Graduated June 1966

PROFESSIONAL EXPERIENCE:

LAW AND LAW CENTER RELATED EXPERIENCE:

LAW PROFESSOR:

Shepard Broad College of Law

Nova Southeastern University

3305 College Ave.

Fort Lauderdale, FL 33314

Positions:

Professor of Law (1988 to Present)

Associate Professor of Law (1986 to 1988)

Assistant Professor of Law (1983 to 1985)

Adjunct Professor of Law (1982 to 1983)

Courses Taught: Property, Real Estate Finance, Real Property

Closing Workshop, Real Property Complex

Transactions Workshop, Contracts,

Corporations, Agency, Family Law, Insurance

ACADEMIC SUPPORT:

Shepard Broad Law Center

Nova Southeastern University

3305 College Ave.

Fort Lauderdale, FL 33314

Position: Critical Skills Program

(Coordinating Co-Director 2004-2005)

FELLOWSHIP:

Center for Computer Assisted Legal Instruction Property Law

Fellow

Center for Computer-Assisted Legal Instruction

565 West Adams

Chicago, IL 60661

(June 1, 2000 through May 31, 2001)

ADMINISTRATION:

Shepard Broad Law Center

Nova Southeastern University

3305 College Ave.

Fort Lauderdale, FL 33314

Associate Dean for External Affairs (1989-1993)

LAW

PRACTICE: CAREY, DWYER, COLE, SELWOOD, & BERNARD, P.A.

707 SE 3rd Ave., Suite 300

Fort Lauderdale, FL 33316

Position: Attorney practicing in the areas of real estate law, construction law, general business law, and family law (1975 to 1982)

CLIFFORD B. SELWOOD, JR., P.A.

707 SE 3rd Ave., Suite 300

Fort Lauderdale, FL 33316

Position: Attorney practicing in the areas of real estate law, construction law, general business law, and family law (1982 to 1983)

DIRECTOR: Board of Directors

Center for Computer-Assisted Legal Instruction (CALI)

565 West Adams

Chicago, IL 60661 (2007-2011)

EDITOR: Editorial Board

Center for Computer Assisted Legal Instruction (CALI)

565 West Adams

Chicago, IL 60661 (2005-Present)

Responsibilities: Reviewing and Editing Proposed Lesson(s)

Submitted by CALI Authors for Publication

NON-LAW RELATED EXPERIENCE:

NSU ACADEMIC PROGRAM REVIEW: Nova Southeastern University

3301 College Ave.

Fort Lauderdale, FL 33314

Position: Chairperson: Academic Review Committee

(2004-2016)

NSU EXECUTIVE DEAN FOR FACULTY DEVELOPMENT

(2012-2016)

INSTRUCTOR/ PROGRAM DEVELOPER: Independent Educational Services
Princeton, NJ
Developed and Implemented
Comprehensive Reading and
Study Skills Programs for College Prep
Students Nationally
(1968-1972)

ENGLISH TEACHER:

Upper Moreland School District

Willow Grove, PA (1967-1968)

Upper Dublin School District

Fort Washington, PA (1966-1967)

PUBLICATIONS:

LAW RELATED PUBLICATIONS:

LAW REVIEW ARTICLES:

"Survey of Real Property Law" 11 Nova Law Review 1467

(Summer 1987).

"A Reassessment of the Selling Real Estate Broker's Agency Relationship
with the Purchaser." 61 St. John's Law Review 4 (Summer 1987).

Reprints:

Reprinted as §3.08: Special Problems of Subagency: The Selling
Broker and the Purchaser to Real Estate Brokerage Law &

Practice, Matthew Bender Publishing Co., New York, N.Y. Fall 1988

Selected portions reprinted at pages 47-51 in

Real Estate Transactions: Cases and Materials on Land Transfer, Development and Finance, Goldstein and Kornblum, Third Edition,

Foundation Press, Westbury, N.Y. (1993) and at pages 48-51 in Revised Third Edition (1997)

"Property Law: 1994 Survey of Florida Law", 19 Nova Law Review 1 (1994) (with R. Brown)

"Real Estate Brokerage: Recent Changes in Relationships and A Proposed Cure", 29 Creighton Law Review 1 (Fall 1995) (with R. Brown and M. Valcarcel)[cited in Restatement Third, Agency, Sec. 3.15, note f.];

"Property Law: 1995 Survey of Florida Law", 20 Nova Law Review 1 (1995) (with R. Brown and M. Valcarcel)

"Property Law: 1996 Survey of Florida Law", 21 Nova Law Review 1 (1996) (with R. Brown)

"Property Law: 1997 Survey of Florida Law", 22 Nova Law Review 1

"Property Law: 1998 Survey of Florida Law", 23 Nova Law Review 1

"Property Law: 1999 Survey of Florida Law", 24 Nova Law Review 1

"Property Law: 2000 Survey of Florida Law", 25 Nova Law Rev. 115 (2000) (with R. Brown)

"Property Law: 2001 Survey of Florida Law", 26 Nova Law Review 1(2001) (with R. Brown)

"Letters of Intent: There Ought To Be A Law, A Uniform Law", 45 Real Estate Law Journal __ (Issue 3, December, 2016)(with R. Brown)

ELECTRONIC AND WEBSITE PUBLICATIONS:

Interactive Computerized Law School Peer Reviewed Materials and

Lessons:

Center for Computer-Assisted Legal Instruction (CALI) Lessons

Joint Tenancy (2001)

Tenancy In Common (2001)

Tenancy By the Entirety (2001)

Relations Between Co-Tenants (2001)

Rule Against Perpetuities: Common Law Rule (2002)

Rule Against Perpetuities: Common Law Rule- A Lecturette (2002)

Rule Against Perpetuities Reforms: Wait-and-See and Cy Pres Doctrine (2002)

Rule Against Perpetuities Reforms: Uniform Statutory Rule Against Perpetuities (2002)

Contract for Purchase and Sale: Formation (2002)

Contract for Purchase and Sale: Remedies and the Merger Doctrine (2002)

Financing Real Estate Transactions: A Basic Introduction to Mortgages, Deeds of Trust and Installment Land Sales Contracts (2002)

Contracts: Formation I (2002) (Revision Author with R. Brown)

Contracts: Formation II (2002) (Revision Author with R. Brown)

Contract for Purchase and Sale: Remedies and the Merger Doctrine (2003)

Covenants, Equitable Servitudes and Restrictions: Creation (2004) (With R. Brown)

Covenants, Equitable Servitudes and Restrictions: Validity and Enforceability (2004)
(With R. Brown)

Covenants, Equitable Servitudes and Restrictions: Who Has the Right to Enforce the Promise? (2004) (With R. Brown)

Covenants, Equitable Servitudes and Restrictions: Who Has the Obligation to Perform the Promise? (2004) (With R. Brown)

Covenants, Equitable Servitudes and Restrictions: Are There Defenses to Enforcing the Promise? (2004) (With R. Brown)

Acceptance (Revised and Published with R. Brown, M. McKinnon and J. Martin)

Option Contracts and Firm Offers (Revised and Published with R. Brown, M. McKinnon and J. Martin) (2005) (With R. Brown)

Marketable Title Act (2006) (with R. Brown)

Real Estate Brokers 1: Traditional Agency Relationships (2007) (with Ron Brown)

Covenants of Title and Types of Deeds (2007) (with Ron Brown)

Real Estate Brokers 1: Traditional Agency Relationships (2008) (with R. Brown)

Real Estate Brokers 2: Commissions & Types of Listing Agreements (2008) (with R. Brown)

Benefits of Being a Holder in Due Course (2013) (with R. Brown)

Cast of Character (2013) (with R. Brown)

Holder in Due Course (2013) (with R. Brown)

Missing Negotiable Instruments (2013) (with R. Brown)

Mortgage Notes (2013) (with R. Brown)

Travel of a Negotiable Instrument (2013) (with R. Brown)

What is a Negotiable Instrument? (2013) (with R. Brown)

Title Insurance Basics (2015) (with R. Brown)

Title Insurance Coverage (2015) (with R. Brown)

Revised and published revisions re following CALI lessons (2015) (with R. Brown)

Negotiable Instruments: What is a Negotiable Instrument?

Negotiable Instruments: Who is a Holder in Due Course

The Benefits of being a Holder in Due Course

The Cast of Characters in Negotiable Instruments

Negotiable Instruments that have been Destroyed, Lost or Stolen

The Travel of a Negotiable Instrument

Rule Against Perpetuities Podcast

Real Covenants and Servitudes of Land Podcast

Covenants, Equitable Servitudes, and Restrictions 1: Creation

Covenants, Equitable Servitudes, and Restrictions 2: Determining the Validity and Scope

Covenants, Equitable Servitudes, and Restrictions 3: Who has the Right to Enforce Covenants and Equitable Servitudes?

Covenants, Equitable Servitudes, and Restrictions 4: Against Whom May One Enforce the Promise

Covenants, Equitable Servitudes, and Restrictions 5: Defenses to Enforcement

Marketable Title Acts and Marketable Record Title Acts

Covenants of Title and Types of Deeds

Real Estate Brokerage Relationships

Real Estate Brokers 2: Commission & Types of Listing Agreements

Mortgages: Theories and Redemption

Mortgage Notes

Statutory Interpretation

CONTRACT FOR PURCHASE AND SALE 1: FORMATION AND TERMS

CONTRACT FOR PURCHASE AND SALE REMEDIES AND THE MERGER DOCTRINE

FINANCING REAL ESTATE TRANSACTIONS: A BASIC INTRODUCTION

RULE AGAINST PERPETUITIES 1: COMMON LAW RULE AGAINST PERPETUITIES

RULE AGAINST PERPETUITIES 2: REFORMS - CY PRES AND WAIT-AND-SEE DOCTRINES

RULE AGAINST PERPETUITIES 3: REFORMS - UNIFORM STATUTORY RULE AGAINST PERPETUITIES

TENANCY IN COMMON

TENANCY

TENANCY BY THE ENTIRETY

RELATIONS BETWEEN CO-TENANTS

Additional Electronic Publications:

Freehold Estates and Their Future Interests: A Power Point Presentation

<<http://www.nsulaw.nova.edu/faculty/grohman/property/webpage.htm>> (2001 with R. Brown)

Freehold Estates and Their Future Interests: Flowchart and Text

<<http://www.nsulaw.nova.edu/faculty/grohman/property/webpage.htm>> (1998 with R. Brown)

A New Approach to Easements, Covenants and Equitable Servitudes: A Programmed Introduction to Private Land Use Controls

<<http://www.nsulaw.nova.edu/faculty/brown/easements.htm>> (1998 with R. Brown)

Podcasts: Center for Computer-Assisted Legal Instruction (CALI):

Rule Against Perpetuities (09-30-2005 with R. Brown)

<http://www.classcaster.org/resserver.php?blogId=28&resource=Grohman_Brown_RAP1.mp3>

Covenants & Equitable Servitudes (10-14-2005 with R. Brown)

<http://www.classcaster.org/resserver.php?blogId=28&resource=GrohmanBrownCov_2.mp3>

Preparing for and taking Law School Exams (10-21-2005 with R. Brown)

http://www.classcaster.org/resserver.php?blogId=28&resource=Grohman_BrownExams.mp3

Using Legal Replay and MP3 Class Recordings as Additional Instructional Methodology (06-06-2006)

TREATISES:

Florida Real Estate Transactions, Matthew Bender

Publishing Co., New York, N.Y.

Revision and Supplement Author: Revision and supplement author with Ronald B. Brown and William P. Sklar. Primarily responsible for various Property related topics and chapters/supplement from 1985 to 1988, including, but not limited to: Adverse Possession, Dedication, Tax Titles, Mortgages, Mechanics' Liens, Taxes and Other Liens, Equitable and Vendors' Liens, Characteristics and Creation of the (Landlord & Tenant) Relationship, Rent, Commercial Landlord and Tenant Relationships, Remedies of Landlord Generally, Residential Landlord and Tenant Relationships, Restrictive Covenants and Equitable Servitudes, Water Law, Priorities and Recording In General, Actual and Constructive Notice, Particular Interests Protected By Recording

CONTINUING LEGAL EDUCATION MATERIALS:

Contributing author: LEGAL FORMS AND WORKSHEETS RELATING TO HOMESTEAD EXEMPTION §§10.01 through 10.05; The Florida Bar Continuing Education (March 1994)

Contributing author: LEGAL FORMS AND WORKSHEETS RELATING TO HOMESTEAD EXEMPTION §§10.01 through 10.05; The Florida Bar Continuing Education (March 1997)

BAR JOURNAL AND PROFESSIONAL PUBLICATIONS' ARTICLES:

"Has Title Insurance Changed the Attorney's Role in Real Estate Transactions?" XL The Florida Bar Journal, 47 (Feb. 1986).

"Real Estate Brokers: Shouldering New Burdens", 11 Probate &

"Goodbye Dual World: Real Estate Brokerage Changes Again, But Not Enough", Florida Bar Journal, November, 1997, at 54 (with R. Brown)

"Real Estate Brokers: Shouldering New Burdens", 2 Best of ABA Sections 16 (1998), reprinted by the American Bar Association from 11 Probate & Property 59 (May/June 1997) (with R. Brown)

"Good Grief, It's the Restatement of Servitudes", XXIII Actionline 21 (Winter 2002) (with R. Brown)

SPEAKING PRESENTATIONS:

April 1984 Presenter at National Roof Decking Contractors Association's National Meeting, Bonaventure Hotel, Fort Lauderdale, FL.

TOPIC: "Contractors' and Subcontractors' Indemnification Rights and Liabilities"

March 1986 Presenter at National Roof Decking Contractors Association National Meeting, Naples Beach Golf & Racquet Club, Naples, FL.

TOPIC: "Preparing and Maintaining Construction
Records In Anticipation of Litigation"

April 1987 Lecturer for Real Property, Probate & Trust Section of the
Florida Bar Real Property Certification Review Course,
Greenleafe Resort, Orlando, FL

TOPICS: Real Estate Transactions and Interests; Title
Examination; Legal Malpractice and Ethical
Considerations; Condominium Law

September 1989 Co-Presenter for Certification Examination Workshop
Presented by the Florida Bar Association's Board of
Certification, Designation and Education

June 1991 Co-Presenter for Continuing Legal Education Seminar
presented by First American Title Insurance Company at
The Florida Bar Convention, Marriott World Center, Orlando,
FL

TOPIC: "Marketability Of Title: Not Just A Law School
Study"

September 2002 Co-Presenter and Discussion Leader for Faculty Development at
Shepard Broad Law Center, Fort Lauderdale, FL

TOPIC: "Developing and Utilizing Computer-Assisted Programs as Teaching Aids"

June 2002 Co-Presenter at Center for Computer-Assisted Legal
Instruction's 2002 National Conference for Law School
Computing, Chicago, IL

TOPIC: "Teaching with and Authoring CALI Lessons"

Fall 2002 Presenter at Shepard Broad Law Center

TOPIC: "Teaching With, Authoring and Modifying CALI Lessons"

June 2003 Co-Presenter at CALI 2003 Computer Conference, Duke University School of Law:

TOPIC: "Using CALI Tutorials Where I Disagree with the Content, Interpretation or Method of Presentation"

June 2004 Co-Presenter at the CALI 2004 Computer Conference, University of Washington School of Law

TOPIC: "Why Law Professors Do and Do Not Use CALI Lessons"

June 2005 Co-Presenter at CALI 2005 Computer Conference, Chicago-Kent College of Law

TOPIC: "Why Law Students Do or Do Not Use CALI Lessons"

June 2005 Co-Presenter at CALI Editorial Board, Chicago-Kent College of Law

TOPIC: "Obstacles to Students' Use of CALI Lessons"

June 2006 Co-Presenter CALI 2006 Computer Conference, NSU Shepard Broad Law Center:

TOPIC: "Got Gamers?"

April 2008 Presenter Nova Southeastern University, Shepard Broad Law Center Faculty Forum

TOPIC: Academic Program Review

November 2008 Presenter Nova Southeastern University, Center for Psychological Studies

TOPIC: Academic Program Review and NSU Advances In Academic Preeminence

BAR RELATED ACTIVITIES:

NATIONAL: American Bar Association

-Member of Real Property, Probate & Trust Law Section

Association of American Law Schools

-Member of Teaching Methods Section

STATE: Florida Bar Association

-Member of Real Property, Probate & Trust Law Section