

SANDRA E. KRUMBEIN

OVERVIEW

Sandra Krumbein is a partner in the Fort Lauderdale office, where she is a member of the Real Estate Practice Group.

A Martindale-Hubbell AV® rated attorney recognized as one of the *Best Lawyers in America*® in real estate law since 2013, Sandra regularly represents developers, lenders, bulk purchasers and sellers in all aspects of residential and commercial real estate transactions and development.

Sandra also counsels condominium and homeowner associations in connection with real estate acquisition and development; operation, acquisition and disposition of distressed condominium and fee simple assets; and, condominium and homeowner association development and operation.

She assists her developer clients with purchase and sales contract compliance and enforcement issues, including claims under the Interstate Land Sales Full Disclosure Act and the Florida Condominium Act. She also serves as regulatory counsel in compliance matters under numerous federal, state and local statutes and ordinances, including Fannie Mae, FHA and VA condominium project underwriting guidelines, the Interstate Land Sales Full Disclosure Act and the Florida Condominium and Homeowners Association Act.

PROFESSIONAL EXPERIENCE

Shutts & Bowen LLP, Fort Lauderdale, FL

Partner (*January 1, 2011 to Present*)

Member of the firm's Real Estate Practice Group. Specialize in real estate acquisition and development (condominium, fee simple subdivisions, vertical subdivisions, mixed-use properties, including those containing a hotel component and multifamily rental communities), operation and disposition of distressed properties, condominium and homeowner association creation and operation and serve as counsel to condominium and homeowner associations statewide. Represent developers, lenders and owners throughout the state and counsel clients in residential, commercial and distressed real estate transactions. Assist clients with project approval under FNMA, FHA and VA programs. Serve on the firm's Associates Committee as the Fort Lauderdale office representative.

Ruden McClosky Smith Schuster & Russell, P.A., Fort Lauderdale, FL

Partner (*January 1, 2009 to Present*)

Associate (*September 2002 – December 31, 2008*)

Member of the firm's Real Estate Department. Specialized in real estate acquisition and development, operation and disposition of distressed properties, condominium and homeowner association operation and serve as counsel to condominium and homeowner associations statewide. Represent developers, lenders and owners throughout the state and counsel clients in residential, commercial and distressed real estate transactions. Defended developer clients in all aspects of purchase and sales contract enforcement issues, including claims involving the Interstate Land Sales Full Disclosure Act and the Florida Condominium Act. Assisted clients with project approval under FNMA, FHA and VA programs.

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Ruden McClosky Smith Schuster & Russell, P.A., Fort Lauderdale, FL

Summer Associate (*Summer 2001*)

Researched and drafted memoranda of law and trial briefs on a variety of legal topics for full service law firm. Summarized depositions and drafted pleadings and motions. Interviewed clients, participated in case acceptance decisions and worked closely with clients throughout cases. Observed and assisted at court hearings, depositions, and mediations.

EDUCATION

Nova Southeastern University, Shepard Broad Law Center, Fort Lauderdale, FL

Juris Doctor, May 2002

GPA: 3.82

Class Rank: 2

Honors:

Summa Cum Laude

Nova Law Review, Associate Editor

Goodwin Scholar awarded full tuition merit scholarship

Numerous Book Awards for Academic Excellence

B'nai B'rith Justice Unit Award for Excellence in Constitutional Law

Pro Bono Honor Program Award

Columbia University School of Social Work, New York, NY

Master of Science, May 1992

Honors:

Dean's Award for Academic Excellence

New York University, New York, NY

Bachelor of Arts in Philosophy, February 1988

Honors:

Phi Beta Kappa, Cum Laude, Dean's List, Philosophy Department

Honors, University Honors Scholar, Senior Honors Thesis Book Award

The Honorable Renee Goldenberg, Circuit Court Judge, Family Division,

Broward County Court House, Fort Lauderdale, FL

Law Clerk (*Summer 2000*)

Responsible for assisting in pretrial preparation and researching legal issues in family law, torts and civil procedure. Prepared Judge for hearing by reviewing court files and providing summary. Observed court hearings.

Nova Southeastern University, Shepard Broad Law Center, Fort Lauderdale, FL

Florida Bar Foundation, Mediation Public Service Fellow (*June 2000 – May 2001*)

Selected to receive special training as a law student mediator in the program's juvenile mediation and restitution clinics. Provided no-cost mediation services to juveniles, their parents, victims or other disputants. Responsible for researching relevant substantive law.

PROFESSIONAL INVOLVEMENT

Member of the Florida Bar, Broward County Bar Association and the Condominium and Planned Development Committee and Commercial Real Estate Committee of the Real Property, Probate and Trust Law Section of the Florida Bar

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Frequent lecturer on various condominium association and development topics for the Real Property, Probate and Trust Law Section of the Florida Bar, University of Miami Institute on Condominium and Cluster Developments and ALI-ABA.

Co-authored chapters on condominium conversions in The Florida Bar's treatise, *Florida Condominium and Community Association Law* (2007, 2011 and 2016 editions).

PROFESSIONAL RECOGNITIONS

Best Lawyers in America®, Real Estate Law, 2013, 2014, 2015, 2016, 2017

Florida Trend Magazine's Legal Elite, 2013, 2014, 2015

South Florida Legal Guide, Top Up & Comer, Real Estate Law, 2014, 2015; Top Lawyer, Real Estate, 2016