

# NICOLE VELASCO ODEN

8873 Starhaven Cove • Boynton Beach, Florida 33473 • (954) 663-9496 • nicole.c.velasco@gmail.com

## MEMBERSHIPS

- Member of Florida Bar, September 2006
- Admitted to United States District Court for the Southern District of Florida
- Admitted to United States District Court for the Middle District of Florida

## PROFESSIONAL EXPERIENCE

### **MDVIP, LLC**

*Corporate Counsel*

January 2017–Present

Boca Raton, Florida

- Support various functions of information technology, finance, human resources, marketing, business development and client services departments of nation's leading personalized healthcare company.
- Draft and negotiate customized business associate agreements and services agreements with hospitals, physician groups, vendors and contractors; draft and negotiate statements of work; draft and negotiate commercial leases for medical office space; draft agreements for brokering purchases of non-affiliated primary care medical practices; draft and negotiate asset purchase agreements; negotiate company membership agreements with corporate clientele; draft and negotiate non-disclosure agreements; draft promissory notes; draft employment agreements; draft employee separation agreements.
- Review, analyze and opine on enforceability of restrictive covenants affecting prospective affiliated physicians; draft and negotiate physician affiliation agreements.

### **626 OpCo, LLC**

*Legal Consultant*

October 2021–Present

Boca Raton, Florida

- Provide sole in-house legal support for sales, business development and human resources departments of rapidly growing medical company that provides maintenance expertise on all medical technology equipment manufacturers and modalities.
- Developed and implemented uniform master services and equipment sales agreements for use by sales team to streamline sales contracting process.
- Draft and negotiate master services agreements and statements of work with hospital systems and medical imaging centers; negotiate agreements with vendors; draft equipment leasing agreements; draft and negotiate commercial leases for commercial office space; draft and negotiate non-disclosure agreements.

### **Nova Southeastern University, Shepard Broad College of Law**

*Adjunct Professor of Law*

August 2019–Present

Davie, Florida

- Educate second and third-year law students in workshop setting on principles of Florida law governing landlord and tenant relationships.
- Instruct students in substantive and procedural methodology of drafting and negotiating both residential and commercial leases, analyzing and resolving disputes, and advocating for landlords and tenants.
- Engage in practical exercises to familiarize students with real-life transactional and litigation practice of Florida landlord-tenant law.

### **Chane Socarras, PLLC**

*Of Counsel*

November 2018–Present

Boca Raton, Florida

- Prosecute and defend complex commercial and business litigation matters involving breaches of contract and real property disputes.
- Draft pleadings and motions, conduct legal research, conduct and respond to discovery and conduct depositions.

**Holland & Knight LLP**

September 2006–November 2012

*Associate*

Fort Lauderdale, Florida

- Litigated and oversaw majority of commercial landlord-tenant cases handled by Fort Lauderdale office with minimal supervision; devised litigation strategy, drafted pleadings, conducted discovery, and led motion practice. Handled non-jury trial against commercial tenant and successfully obtained judgment in favor of landlord client.
- Prosecuted commercial foreclosures relating to multi-residential real property; drafted pleadings and motions, led motion practice, conducted and responded to discovery, and conducted evidentiary hearings on motions for appointments of receivers. Achieved success rate of 95% in obtaining receiverships.
- Served as lead defense counsel in non-jury trial and successfully obtained judgment in client's favor against tortious interference claim relating to residential real property.
- Defended title claims involving diverse real property issues, including representation of lenders in foreclosure actions against borrower affirmative defenses and counterclaims implicating title matters; drafted pleadings and motions and conducted discovery.

*Summer Associate*

May 2005–July 2005

- Researched and wrote memoranda of law on various topics, including family, patent, corporate, and real estate law. Drafted pleadings, attended depositions and observed court proceedings.
- Contributed to memorandum of law for use by State Attorney in termination of parental rights proceeding.

**The 17th Judicial Circuit of Florida, Broward County Court**

May 2004–July 2004

*Judicial Intern for the Honorable Jeffrey R. Levenson*

Fort Lauderdale, Florida

- Performed legal research on criminal law issues; prepared memorandum regarding the propriety of allowing juror questioning of witnesses in Florida's criminal trial courts.
- Observed courtroom proceedings.

**EDUCATION**

**Nova Southeastern University**, Shepard Broad College of Law  
Juris Doctor, *Summa Cum Laude*, May 2006

Fort Lauderdale, Florida  
GPA: 3.94 **Class Rank: #1 out of 215**

**Honors:** Nova Law Review, Board of Editors, *Lead Articles Editor*, 2005–2006  
Moot Court Honor Society, *Teams Technical Editor*, 2004–2005  
Michael Richmond Award for Academic Excellence, 2005–2006

**Florida State University**

Tallahassee, Florida

Bachelor of Arts, *Magna Cum Laude*, May 2002

Major: English Writing Minors: Business and Spanish

**PUBLICATION**

*Taking the "Sandwich" Off of the Menu: Should Florida Depart from Over 150 Years of Its Criminal Procedure and Let Prosecutors Have the Last Word?*, 29 NOVA L. REV. 99 (2004) (cited by the Supreme Court of Florida in *In re Amendments to the Florida Rules of Criminal Procedure-Final Arguments*, 957 So. 2d 1164, 1166 (Fla. 2007)).

## INTERESTS AND MEMBERSHIPS

**JDRF** (formerly known as **Juvenile Diabetes Research Foundation**) West Palm Beach, Florida  
*Nominating and Board Development Committee Chairperson*, Southern Florida Chapter July 2020–June 2022

- Serve on Executive Committee in leading annual process to build and sustain high-impact Chapter Board by evaluating effectiveness and needs of Board and developing pipeline of leadership talent.
- Develop individual Board members and officers and deepen engagement of Board as whole.

*Advocacy Team Chair*, Greater Palm Beach Chapter July 2011–June 2018

- Served as lead volunteer organizer for Chapter in engaging and growing local base of advocates to support JDRF's legislative, regulatory and health policy agendas; responsible for ensuring that advocacy was represented at all Chapter events and that new advocate recruitment occurred.
- Conducted in-person meetings with Members of United States Congress and their staff to obtain support for JDRF's advocacy initiatives, including continued federal funding for type 1 diabetes research.

*Member, Board of Directors*, Greater Palm Beach Chapter September 2010–June 2018

- Represented JDRF within local community to engage fellow citizens in contributing to achievement of JDRF's mission to treat, prevent and cure type 1 diabetes.
- Actively participated in fundraising and advocacy programs.