

Karel Costa-Armas, LCAM, CMCA, AMS, PCAM

Expert Witness / Consultant for the Community Association Management Industry

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With nearly two decades in Florida's community association management industry, I have attained the necessary experience to get my clients through just about any situation. For several years now, I have engaged in expert witness work nationally for HOAs, Condominium Associations, and other property management related matters. Assisting legal firms, insurance carriers, frustrated homeowners, and board members by sharing strategies is my specialty. In-depth analysis into community association procedures and practices are part of my daily work. The vast array of projects I've handled for luxury properties in Miami, and the Tampa Bay area have given me an edge in this ever-changing field.

I am a retired law enforcement officer, military veteran, and an experienced executive manager for communities in Florida. My work style is key to achieving clarity for legal counsel, board members, and homeowners seriously interested in analyzing their property's procedures.

Areas of Expertise include:

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|------------------------------------|---------------------------------|----------------------------|
| ▪ Standard of Care - Scope of Work | ▪ Fiduciary Duty | ▪ Vendor Management |
| ▪ Negligence / On-Site Safety | ▪ Resolutions and Charters | ▪ Project Management |
| ▪ Wrongful Death | ▪ Property Management Standards | ▪ Conflict Resolution |
| ▪ Premises Liability / Security | ▪ Risk Management | ▪ Remediation Projects |
| ▪ Management and Vendor Contracts | ▪ Budgeting and Planning | ▪ Evaluation of Operations |

Professional Experience

Resource Property Management • Pinellas and Hillsborough counties, Florida • July 2018 - Present

Vice-President

In this role I assist managers employed with the organization by mentoring them, providing guidance in tough situations, or guiding them to produce a proactive management style that sets them apart at their assigned property. Provide support for managers and staff regarding construction projects, vetting of contractors, and maintaining resourceful contacts.

St. Petersburg - Luxury Multi-Association and Commercial Offices at 55+ Community Association

Director of Community Management Development and Reorganization – On-site GM

On site manager in St. Petersburg to reorganize a fifty-six-year-old, 30-acre, 55+ bayfront community consisting of a Master Association and 7 sub-associations. The objectives are to implement better record keeping and file access, a proper workorder system, updated security protocols, and overall customer service to over 740 units in this community.

Clearwater Beach and Largo, FL - On site multi-building luxury waterfront properties.

AREA SUPERVISOR / COMMUNITY ASSOCIATION MANAGER

Assigned to troubleshooting and evaluating situations with clients and managers that require guidance and adjustments to the account. Meet with Board members, vendors, and clients to reach amicable solutions to difficult problems. Organize plans for action to reach resolutions.

Simultaneously the on-site manager for a luxury waterfront high-rise property on Clearwater Beach consisting of two buildings, 200 units, 38 townhomes, and a 65-boat slip marina.

For a two-year period, daily on-site management duties for the condominium properties consisting of 56 acres, 10 Associations and a Master Association, 11 Har-Tru clay tennis courts and a revenue generating Tennis Club, 19 ponds / lakes, two pool clubhouses, a 32-boat slip marina, and a restaurant.

KW Property Management and Consulting • St. Petersburg, FL • April 2021 – August 2021

Luxury Highrise Mixed-Use - General Manager

Community Association Manager – On-site GM

Assigned as a transitional manager assuming a new property from another management company. Worked as a part of a very hard-working team collecting data and historical information to complete the transition process. Assumed duties as the GM for a 36-story luxury Highrise building consisting of 244 residences, 20 office spaces, and 8 retail spaces that includes a bank, gym, restaurants, and doctors' offices. Managing a staff 17+/- . Overseeing nearly a dozen projects that include thorough engineering and forensic research.

Greenacre Properties, Inc. • Tampa, FL • 2014 - 2018

On site multi-use high-rise property.

COMMUNITY ASSOCIATION MANAGER

Performed daily operational duties for the condominium property that included 402 residences, business offices, retail stores, and restaurants. \$6-\$8 million annual budget responding to resident needs and board directives.

Casa Del Mar Condominium Association • Key Biscayne, FL • 2007 - 2014

On site Luxury beachfront high-rise community.

COMMUNITY ASSOCIATION MANAGER

Twenty-seven story, 232 luxury condominium units. Oversaw projects such as mold remediation, re-roofs, AC unit replacements and other restoration. Directed staff of 26 people in daily duties and maintained relationships with vendors.

Real Estate Broker, Miami, FL, 2004 - 2007

Deputy Sherriff, Miami Dade Police Department, Miami, FL, 1995 – 2003

Medic, U.S. Army 82nd Airborne Division, 1991 – 1994

Education & Training

CAI – PCAM and AMS designation

CAMICB – CMCA Designation

Real Estate Broker's License /Mortgage Broker's License /CAM License, Gold Coast Schools of R.E

Law Enforcement Academy, Miami Dade College

Massage Therapy, Florida College of Natural Health

Published Book: "HOA Steps to Preventing Theft, Embezzlement, and Fraud" is available on Amazon.com

