



City of Hallandale Beach, Florida
City of Hallandale Beach, Florida

1 This Exclusive Right of Sale Listing Agreement ("Agreement") is between
2* _____ (" Seller ") and
3* _____ (" Broker ").
4 Core Real Estate Services, Inc.

5* **1. AUTHORITY TO SELL PROPERTY:** Seller gives Broker the EXCLUSIVE RIGHT TO SELL the real and personal property
6* collectively "Property") described below, at the price and terms described below, beginning the 6 day of May
7* 2011, and terminating at 11:59 p.m. the 15 day of September, 2011 ("Termination Date"). Upon full execution of a
8* contract for sale and purchase of the Property, all rights and obligations of this Agreement will automatically extend through
9* the date of the actual closing of the sales contract. Seller and Broker acknowledge that this Agreement does not guarantee
10* a sale. This Property will be offered to any person without regard to race, color, religion, sex, handicap, familial status, national
11* origin or any other factor protected by federal, state or local law. Seller certifies and represents that he/she/it is legally entitled
12* to convey the Property and all improvements.

13* **2. DESCRIPTION OF PROPERTY:**
14* (a) Real Property Street Address: See Addendum attached hereto and made part of _____
15* Legal Description: The Highland Park Village Condominium, according to the Declaration of Condominium thereof,
16* recorded in Official Records Book 47504 Page 88 of Broward County, Florida See Attachment _____
17* (b) Personal Property, including appliances: _____
18* _____
19* See Attachment _____

20* (c) Occupancy: Property is is not currently occupied by a tenant. If occupied, the lease term expires _____

21 **3. PRICE AND TERMS:** The property is offered for sale on the following terms, or on other terms acceptable to Seller:

22* (a) Price: \$0.00
23* (b) Financing Terms: Cash Conventional VA FHA Other _____
24* Seller Financing: Seller will hold a purchase money mortgage in the amount of \$ _____ with the
25* following terms:
26* Assumption of Existing Mortgage: Buyer may assume existing mortgage for \$ _____ plus an
27* assumption fee of \$ _____. The mortgage is for a term of _____ years beginning in _____,
28* at an interest rate of _____% fixed variable (describe) _____
29* Lender approval of assumption is required is not required unknown. Notice to Seller: You may remain liable for
30* an assumed mortgage for a number of years after the Property is sold. Check with your lender to determine the extent of
31* your liability. Seller will ensure that all mortgage payments and required escrow deposits are current at the time of closing
32* and will convey the escrow deposit to the buyer at closing.

33* (c) Seller Expenses: Seller will pay mortgage discount or other closing costs not to exceed 0% of
34* the purchase price; and any other expenses Seller agrees to pay in connection with a transaction.

35 **4. BROKER OBLIGATIONS AND AUTHORITY:** Broker agrees to make diligent and continued efforts to sell the
36 Property until a sales contract is pending on the Property. Seller authorizes Broker to:

37 (a) Advertise the Property as Broker deems advisable including advertising the Property on the Internet unless limited
38 in (4)(a)(i) or (4)(a)(ii) below.
39 (Seller opt-out)(Check one if applicable)
40 (i) Display the Property on the Internet except the street address of the Property shall not be displayed on the Internet.
41* (ii) Seller does not authorize Broker to display the Property on the Internet.
42 Seller understands and acknowledges that if Seller selects option (ii), consumers who conduct searches for
43 listings on the Internet will not see information about the listed property in response to their search.
44* _____/_____ Initials of Seller.

45 (b) Place appropriate transaction signs on the Property, including "For Sale" signs and "Sold" signs (once Seller signs a
46 sales contract) and use Seller's name in connection with marketing or advertising the Property.

47 (c) Obtain information relating to the present mortgage(s) on the Property.

48 (d) Place the property in a multiple listing service(s) (MLS). Seller authorizes Broker to report to the MLS/Association of
49 Realtors® this listing information and price, terms and financing information on any resulting sale. Seller authorizes Broker
50 the MLS and/or Association of Realtors® to use, license or sell the active listing and sold data.

51 (e) Provide objective comparative market analysis information to potential buyers; and
52* (f) (Check if applicable) Use a lock box system to show and access the Property. A lock box does not ensure the Property's

53* Seller (AK) _____ and Broker/Sales Associate (JN) _____ acknowledge receipt of a copy of this page, which is Page 1 of 5 Pages.

54 security; **Seller** is advised to secure or remove valuables. **Seller** agrees that the lock box is for **Seller's** benefit and releases
55 **Broker**, persons working through **Broker** and **Broker's** local Realtor Board / Association from all liability and responsibility in
56* connection with any loss that occurs. Withhold verbal offers Withhold all offers once **Seller** accepts a sales contract for
57 the Property.

58 (g) Act as a single agent of **Seller** with consent to transition to transaction broker.

59 (h) **Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These websites are
60 referred to as Virtual Office Websites ("VOW"). An automated estimate of market value or reviews and comments about a
61 property may be displayed in conjunction with a property on some VOWs. Anyone who registers on a Virtual Office Web site
62 may gain access to such automated valuations or comments and reviews about any property displayed on a VOW. Unless
63 limited below, a VOW may display automated valuations or comments/reviews (blogs) about this Property.

64* **Seller** does not authorize an automated estimate of the market value of the listing (or hyperlink to such estimate) to
65 be displayed in immediate conjunction with the listing of this Property.

66* **Seller** does not authorize third parties to write comments or reviews about the listing of the Property (or display
67 a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.

68 **5. SELLER OBLIGATIONS:** In consideration of **Broker's** obligations, **Seller** agrees to:

69 (a) Cooperate with **Broker** in carrying out the purpose of this Agreement, including referring immediately to **Broker** all
70 inquiries regarding the Property's transfer, whether by purchase or any other means of transfer.

71 (b) Provide **Broker** with keys to the Property and make the Property available for **Broker** to show during reasonable times.

72 (c) Inform **Broker** prior to leasing, mortgaging or otherwise encumbering the Property.

73 (d) Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs and expenses of any nature, including
74 attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's** negligence, representations,
75 misrepresentations, actions or inactions, (2) the use of a lock box, (3) the existence of undisclosed material facts about the
76 Property, or (4) a court or arbitration decision that a broker who was not compensated in connection with a transaction is
77 entitled to compensation from **Broker**. This clause will survive **Broker's** performance and the transfer of title.

78 (e) To perform any act reasonably necessary to comply with FIRPTA (Internal Revenue Code Section 1445).

79 (f) Make all legally required disclosures, including all facts that materially affect the Property's value and are not readily
80 observable or known by the buyer. **Seller** represents there are no material facts (building code violations, pending code
81* citations, unobservable defects, etc.) other than the following: _____
82*

83 **Seller** will immediately inform **Broker** of any material facts that arise after signing this Agreement.

84 (g) Consult appropriate professionals for related legal, tax, property condition, environmental, foreign reporting
85 requirements and other specialized advice.

86 **6. COMPENSATION:** **Seller** will compensate **Broker** as specified below for procuring a buyer who is ready, willing and able
87 to purchase the Property or any interest in the Property on the terms of this Agreement or on any other terms acceptable to
88 **Seller**. **Seller** will pay **Broker** as follows (plus applicable sales tax):

89* (a) _____ 5% of the total purchase price plus \$ _____ OR \$ _____ no later than
90 the date of closing specified in the sales contract. However, closing is not a prerequisite for **Broker's** fee being earned.

91* (b) _____ (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is
92 exercised, **Seller** will pay **Broker** the paragraph 6(a) fee, less the amount **Broker** received under this subparagraph.

93* (c) _____ (\$ or %) of gross lease value as a leasing fee, on the date **Seller** enters into a lease or agreement to
94 lease, whichever is soonest. This fee is not due if the Property is or becomes the subject of a contract granting an
95 exclusive right to lease the Property.

96 (d) **Broker's** fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by sale, lease,
97 exchange, governmental action, bankruptcy or any other means of transfer, regardless of whether the buyer is secured by
98 **Broker**, **Seller** or any other person. (2) If **Seller** refuses or fails to sign an offer at the price and terms stated in this Agreement,
99* defaults on an executed sales contract or agrees with a buyer to cancel an executed sales contract. (3) If, within _____ days
100 after Termination Date ("Protection Period"), **Seller** transfers or contracts to transfer the Property or any interest in the Property
101 to any prospects with whom **Seller**, **Broker** or any real estate licensee communicated regarding the Property prior to Termination
102 Date. However, no fee will be due **Broker** if the Property is relisted after Termination Date and sold through another broker.

103* (e) Retained Deposits: As consideration for **Broker's** services, **Broker** is entitled to receive _____% of all deposits that
104 **Seller** retains as liquidated damages for a buyer's default in a transaction, not to exceed the paragraph 6(a) fee.

105 **7. COOPERATION AND COMPENSATION WITH OTHER BROKERS:** **Broker's** office policy is to cooperate with all other
106* brokers except when not in **Seller's** best interest: and to offer compensation in the amount of _____ 3% of the
107* purchase price or \$ _____ to **Buyer's** agents, who represent the interest of the buyers, and not the interest of **Seller**
108* in a transaction; and to offer compensation in the amount of _____% of the purchase price or \$ _____
109* to a broker who has no brokerage relationship with the **Buyer** or **Seller**; and to offer compensation in the amount of
110* _____% of the purchase price or \$ _____ to Transaction brokers for the **Buyer**; None of the above (if this
111 is checked, the Property cannot be placed in the MLS.)

112* Seller (AS) (_____) and Broker/Sales Associate (97) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 5 Pages.

113 8. BROKERAGE RELATIONSHIP:

114 SINGLE AGENT NOTICE

115 FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS SINGLE AGENTS DISCLOSE TO BUYERS AND
116 SELLERS THEIR DUTIES.

117* As a single agent, Core Real Estate Services, Inc.
118 and its associates owe to you the following duties:

- 119 1. Dealing honestly and fairly;
- 120 2. Loyalty;
- 121 3. Confidentiality;
- 122 4. Obedience;
- 123 5. Full disclosure;
- 124 6. Accounting for all funds;
- 125 7. Skill, care, and diligence in the transaction;
- 126 8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing; and
- 127 9. Disclosing all known facts that materially affect the value of residential real property and are not readily observable.

129* 5.18.11 [Signature]
130 **Date** **Signature**

131 CONSENT TO TRANSITION TO TRANSACTION BROKER

132 FLORIDA LAW ALLOWS REAL ESTATE LICENSEES WHO REPRESENT A BUYER OR SELLER AS A SINGLE AGENT TO CHANGE FROM A
133 SINGLE AGENT RELATIONSHIP TO A TRANSACTION BROKERAGE RELATIONSHIP IN ORDER FOR THE LICENSEE TO ASSIST BOTH
134 PARTIES IN A REAL ESTATE TRANSACTION BY PROVIDING A LIMITED FORM OF REPRESENTATION TO BOTH THE BUYER AND THE
135 SELLER. THIS CHANGE IN RELATIONSHIP CANNOT OCCUR WITHOUT YOUR PRIOR WRITTEN CONSENT.
136

137* As a transaction broker, Core Real Estate Services, Inc.
138 and its associates, provides to you a limited form of representation that includes the following duties:

- 139 1. Dealing honestly and fairly;
- 140 2. Accounting for all funds;
- 141 3. Using skill, care, and diligence in the transaction;
- 142 4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
- 143 5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
- 144 6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
- 145 7. Any additional duties that are entered into by this or by separate written agreement.

149 Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up
150 their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate
151 transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other
152 party when acting as a transaction broker to both parties.

153* _____ I agree that my agent may assume the role and duties of a transaction broker. (must be initialed or signed)

154* 5.18.11 [Signature] _____
155 **Date** **Signature** **Signature**

156 TRANSACTION BROKER NOTICE

157* As a transaction broker, Core Real Estate Services, Inc.
158 and its associates, provides to you a limited form of representation that includes the following duties:

- 159 1. Dealing honestly and fairly;
- 160 2. Accounting for all funds;
- 161 3. Using skill, care, and diligence in the transaction;

162* Seller [Signature] and Broker/Sales Associate [Signature] acknowledge receipt of a copy of this page, which is Page 3 of 5 Pages.

163 4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
164 5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
165 6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller
166 will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a
167 written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms
168 other than those offered, or of any other information requested by a party to remain confidential; and
169 7. Any additional duties that are entered into by this or by separate written agreement.
170 Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up
171 their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate
172 transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other
173 party when acting as a transaction broker to both parties.

174* _____
175 **Date** **Signature** **Signature**

176 **9. CONDITIONAL TERMINATION:** At **Seller's** request, **Broker** may agree to conditionally terminate this Agreement. If **Broker** agrees to conditional termination, **Seller** must sign a withdrawal agreement, reimburse **Broker** for all direct expenses
177 **Broker** incurred in marketing the Property and pay a cancellation fee of \$ _____ plus applicable sales tax. **Broker** may
178* void the conditional termination and **Seller** will pay the fee stated in paragraph 6(a) less the cancellation fee if **Seller** transfers
179 or contracts to transfer the Property or any interest in the Property during the time period from the date of conditional
180 termination to Termination Date and Protection Period, if applicable.

181 **10. DISPUTE RESOLUTION:** This Agreement will be construed under Florida law. All controversies, claims and other
182 matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be settled by first
183 attempting mediation under the rules of the American Arbitration Association or other mediator agreed upon by the parties. If
184 litigation arises out of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs,
185 unless the parties agree that disputes will be settled by arbitration as follows: **Arbitration:** By initialing in the space provided,
186 **Seller** (____) (____), Listing Associate (____) and Listing Broker (____) agree that disputes not resolved by mediation will
187* be settled by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the
188 American Arbitration Association or other arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to
189 enforce the arbitration provision of this Agreement or an arbitration award) will pay its own fees, costs and expenses,
190 including attorney's fees, and will equally split the arbitrators' fees and administrative fees of arbitration.

191 **11. MISCELLANEOUS:** This Agreement is binding on **Broker's** and **Seller's** heirs, personal representatives, administrators,
192 successors and assigns. **Broker** may assign this Agreement to another listing office. This Agreement is the entire agreement
193 between **Broker** and **Seller**. No prior or present agreements or representations shall be binding on **Broker** or **Seller** unless
194 included in this Agreement. Signatures, initials and modifications communicated by facsimile will be considered as originals.
195 The term "buyer" as used in this Agreement includes buyers, tenants, exchangors, optionees and other categories of
196 potential or actual transferees.

197 **12. ADDITIONAL TERMS:** _____
198* _____
199* _____
200* _____
201* _____
202* _____
203* _____
204* _____
205* _____
206* _____
207* _____
208* _____
209* _____
210* _____
211* _____
212* _____
213* _____
214* _____
215* _____

216* Seller (AS) (____) and Broker/Sales Associate (M) (____) acknowledge receipt of a copy of this page, which is Page 4 of 5 Pages.

217* Date: 5-18-11 Seller's Signature: [Signature] Tax ID No: 596-00-0333

218* Telephone#'s: Home _____ Work _____ Cell _____ Fax: _____

219* Address: 400 South Federal Highway, Hallandale Beach, Florida 33009 E-mail: _____

220* Date: _____ Seller's Signature: _____ Tax ID No: _____

221* Telephone#'s: Home _____ Work _____ Cell _____ Fax: _____

222* Address: _____ E-mail: _____

223* Date: _____ Authorized Listing Associate or Broker: Jodi Tartell

224* Brokerage Firm Name: Core Real Estate Services, Inc. Telephone: 954-454-6430

225* Address: 134 South Dixie Highway, Suite 106, Hallandale Beach, Florida 33009

226* Copy returned to **Customer** on the _____ day of _____, _____ personal deliv y bill E all

The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Approved as to Form
and Sufficiency

[Signature]

City Attorney

227* Seller [Signature] () and Broker/Sales Associate [Signature] () () acknowledge receipt of a copy of this page, which is Page 5 of 5 Pages.
ERS-14th Rev. 11/09 © 2009 Florida Association of REALTORS All Rights Reserved

ADDENDUM TO LISTING AGREEMENT
between
CITY OF HALLANDALE BEACH ("Seller")
and
CORE REAL ESTATE SERVICES, INC. ("Broker")

1. This is an Addendum to the Exclusive Right of Sale Listing Agreement between Seller and Broker executed contemporaneously with this Addendum ("Agreement"). All terms used herein and expressly defined herein shall have their meaning as set forth in the Agreement. In the event of a conflict between the Agreement and this Addendum, the terms of this Agreement shall control to the extent of the conflict.

2. In addition to the responsibilities of the Broker set forth in the Agreement, Broker shall coordinate the packaging and submittal of the First Time Homebuyer applications to the Seller and assist with bank mortgage applications for First Time Homebuyers.

3. The following twenty-six condominium units (individually, a "Property" and collectively, the "Properties") are or may be in the future owned by Seller. As of the date of the Agreement, the first nine (9) listed Properties are subject to the Agreement. From time to time, as Seller obtains title to an additional Property, such Property the Agreement shall be applicable to such Property without the need for amendment to the Agreement. Each Property is a unit (with the unit number set forth in the address) in Highland Park Village Condominium according to the Declaration of Condominium recorded in OR Book 47504, at Page 88 of the Public Records of Broward County, Florida.

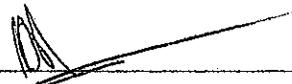
<u>Property Address</u>	<u>Model Type</u>	<u>Listing Price</u>
1. 111 N.W. 2 nd Avenue Unit #2	(Model T3)	\$147,990.00
2. 111 N.W. 2 nd Avenue Unit #4	(Model A2)	\$135,990.00
3. 111 N.W. 2 nd Avenue Unit #9	(Model T2)	\$131,990.00
4. 111 N.W. 2 nd Avenue Unit #10	(Model T2)	\$131,990.00
5. 111 N.W. 2 nd Avenue Unit #11	(Model A2)	\$135,990.00
6. 111 N.W. 2 nd Avenue Unit #12	(Model T2)	\$131,990.00
7. 121 N.W. 2 nd Avenue Unit #1	(Model A3)	\$155,990.00
8. 121 N.W. 2 nd Avenue Unit #3	(Model T2)	\$131,990.00
9. 121 N.W. 2 nd Avenue Unit #5	(Model T2)	\$131,990.00
10. 121 N.W. 2 nd Avenue Unit #8	(Model A1)	\$ 85,990.00
11. 121 N.W. 2 nd Avenue Unit #9	(Model T2)	\$131,990.00
12. 121 N.W. 2 nd Avenue Unit #10	(Model T2)	\$131,990.00
13. 121 N.W. 2 nd Avenue Unit #12	(Model T2)	\$131,990.00
14. 131 N.W. 2 nd Avenue Unit #3	(Model T2)	\$131,990.00
15. 131 N.W. 2 nd Avenue Unit #5	(Model T2)	\$131,990.00
16. 131 N.W. 2 nd Avenue Unit #6	(Model T2)	\$131,990.00
17. 131 N.W. 2 nd Avenue Unit #7	(Model T1)	\$129,990.00
18. 131 N.W. 2 nd Avenue Unit #13	(Model T3)	\$147,990.00

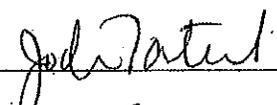
97

19. 141 N.W. 2 nd Avenue Unit #1	(Model A2)	\$135,990.00
20. 141 N.W. 2 nd Avenue Unit #2	(Model T3)	\$147,990.00
21. 141 N.W. 2 nd Avenue Unit #4	(Model A1)	\$ 85,990.00
22. 141 N.W. 2 nd Avenue Unit #6	(Model T2)	\$131,990.00
23. 141 N.W. 2 nd Avenue Unit #7	(Model T2)	\$131,990.00
24. 141 N.W. 2 nd Avenue Unit #8	(Model A2)	\$135,990.00
25. 141 N.W. 2 nd Avenue Unit #9	(Model T2)	\$131,990.00
26. 141 N.W. 2 nd Avenue Unit #11	(Model A3)	\$155,990.00

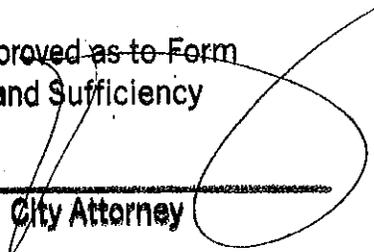
CITY OF HALLANDALE BEACH

CORE REAL ESTATE SERVICES, INC.

By: 
 Print Name: MARK ANTONIO
 Dated: 5.18.11

By: 
 Print Name: Jodi Tartell, Broker
 Dated: 5/16/11

AS

Approved as to Form
 and Sufficiency

 City Attorney

CITY OF
HALLANDALE BEACH
GENERAL SERVICES DEPT

CITY OF HALLANDALE BEACH, FLORIDA
AGREEMENT TRANSMITTAL FORM
2011 MAY 10 AM 11:42

1. DEPARTMENT SUBMITTING AGREEMENT AND PROJECT COORDINATOR: CRA

2. PROJECT NUMBER (IF APPLICABLE): CAD# 21-08, BP# _____, CMD# _____

3. PURPOSE OF AGREEMENT: Include a summary statement regarding what the agreement is for, i.e., consulting services for traffic studies, computer training, beautification grants, land purchase, etc. This information must include specific data as it relates to the purpose of the contract and its impact to the City. Pursuant to chapter 23, Section 23-107 (5), Professional Services, of the City of Hallandale Beach Code of Ordinances, and commission motion of 4-20-2011 Authorizes the City Manager to enter into a Professional services Agreement with Core Realty in an amount not to-exceed five (5%) per unit sales price for Listing and Commissions.

MOTION 4.20.2011

4. TERM OF AGREEMENT:

FROM: May 1, 2011 TO: August 31, 2011

5. CONTRACT/AGREEMENT COSTS, OR ANY OTHER IMPACT TO THE CITY, INCLUDING BUT NOT LIMITED TO: IN-KIND SERVICES STAFFING REQUIREMENTS AND COSTS, COST SAVINGS TO THE CITY AND OTHER PERTINENT INFORMATION.

To Authorize the expenditure not-to-exceed five percent (5%) per unit sales price for Listing and Commissions (3% Selling Realtor and 2% to the Listing Realtor)

PROVIDE INFORMATION IF GRANT FUNDED OR IF CITY FUNDS.

PROVIDE ACCOUNT # FROM BUDGET FOR GRANT OR CITY FUNDS.

Highland Park Village Account #130-6330-559-3448 Project HPV001



Director's Signature

Alwin B. Jackson, Jr.

Print Director's Name

Date _____

Arturo O'Neil, 502 Holiday Drive, Hallandale Beach, spoke regarding the list of Real Estate Brokers that were contacted as well as the types of units the City has agreed to purchase within the Highland Park Village project.

Chair Cooper closed the floor for public comment.

MOTION BY DIRECTOR LEWY, SECONDED BY DIRECTOR LONDON, TO APPROVE STAFF'S RECOMMENDATIONS.

Director London suggested a friendly amendment to the Motion to authorize expenditure not-to-exceed five percent (5%) per unit sales price for listing and commissions (3% Selling Realtor and 2% to the Listing Realtor) to set a contract term of 120 days and to direct staff to provide the Board of Directors with monthly reports.

Director Lewy accepted the friendly amendment.

Chair Cooper called the Question.

MOTION BY DIRECTOR LEWY, SECONDED BY DIRECTOR LONDON, TO APPROVE STAFF'S RECOMMENDATIONS AS FOLLOWS:

1. PURSUANT TO CHAPTER 23, SECTION 23-107 (5), UNIQUE CIRCUMSTANCES, AND THE PROCESS OF MARKETING AND SELLING THE CITY'S 26 CONDOMINIUM UNITS LOCATED WITHIN THE HIGHLAND PARK VILLAGE PROJECT A UNIQUE CIRCUMSTANCE AND AUTHORIZE THE CITY MANAGER TO SELECT CORE REAL ESTATE SERVICES, INC. TO SERVE AS THE LISTING REALTOR/AGENT TO COORDINATE THE MARKETING AND SALES OF SAID UNITS UNDER A CONTRACT TERM OF 120 DAYS THE LISTING REALTOR/AGENT WILL MAKE THESE UNITS AVAILABLE TO OTHER REALTORS THROUGH THE MULTIPLE LISTING SYSTEM (MLS); FURTHERMORE, THE LISTING REALTOR/AGENT WILL COORDINATE THE PACKAGING AND SUBMITTAL OF THE FIRST TIME HOMEBUYER APPLICATIONS TO THE CITY AND WILL ASSIST WITH BANK MORTGAGE APPLICATIONS FOR FIRST TIME HOMEBUYERS.
2. TO AUTHORIZE THE EXPENDITURE NOT-TO-EXCEED FIVE PERCENT (5%) PER UNIT SALES PRICE FOR LISTING AND COMMISSIONS (3% SELLING REALTOR AND 2% TO THE LISTING REALTOR);
3. TO AUTHORIZE THE CITY MANAGER TO MAKE THE NECESSARY EXPENDITURES TO COVER THE MAINTENANCE MONTHLY EXPENSES FOR THE CITY-OWNED UNITS UNTIL SUCH TIME THEY ARE SOLD TO A THIRD PARTY;
4. TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL THE NECESSARY DOCUMENTS TO ESTABLISH THE PROJECT;

5. TO AUTHORIZE THE CITY MANAGER TO ESTABLISH THE NECESSARY ACCOUNTS; AND
6. TO DIRECT STAFF TO PROVIDE THE CITY COMMISSION WITH MONTHLY REPORTS ON THE PROGRESS OF THE PROJECT. The Motion carried on a 5/0 Voice vote.

4. OTHER

The Board of Directors discussed Other Agency Business.

MOTION BY DIRECTOR LEWY, SECONDED BY VICE CHAIR SANDERS, TO EXTEND THE MEETING TO 12:00 A.M. The Motion carried on a 5/0 Voice vote.

There being no further business before the Community Redevelopment Agency Board of Directors, Chair Cooper adjourned the meeting at 11:03 P.M.

RESPECTFULLY SUBMITTED,

ATTEST:

Chair

City Clerk

RECORDING SECRETARY:

Sheena James, Deputy City Clerk

APPROVED BY BOARD: _____

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS					
Home	Contact Us	E-Filing Services	Document Searches	Forms	Help
Previous on List	Next on List	Return To List	<input type="text" value="Entity Name Search"/>		
No Events	No Name History	<input type="button" value="Submit"/>			
Detail by Entity Name					
Florida Profit Corporation					
CORE REAL ESTATE SERVICES, INC.					
Filing Information					
Document Number	P07000015596				
FEI/EIN Number	208636678				
Date Filed	02/02/2007				
State	FL				
Status	ACTIVE				
Principal Address					
134 SOUTH DIXIE HIGHWAY SUITE 106 HALLANDALE BEACH FL 33009					
Changed 04/26/2010					
Mailing Address					
134 SOUTH DIXIE HIGHWAY SUITE 106 HALLANDALE BEACH FL 33009					
Changed 04/26/2010					
Registered Agent Name & Address					
SHAN, RICHARD 134 SOUTH DIXIE HIGHWAY SUITE 106 HALLANDALE BEACH FL 33009					
Address Changed: 04/26/2010					
Officer/Director Detail					
Name & Address					
Title D					
SHAN, RICHARD 20141 NE 21 AVE. MIAMI FL 33179					
Title D					
TARTELL, JODI 640 NORTH ISLAND DRIVE GOLDEN BEACH FL 33160					
Annual Reports					
Report Year	Filed	Date			
2009	04/27/2009				
2010	04/28/2010				
2011	04/29/2011				
Document Images					
04/29/2011 -- ANNUAL REPORT <input type="button" value="View Image in PDF format"/>					

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

[Home](#) [Contact Us](#) [E-Filing Services](#) [Document Searches](#) [Forms](#) [Help](#)

[Previous on List](#) [Next on List](#) [Return To List](#)

Entity Name Search

No Events No Name History

Detail by Entity Name

Florida Profit Corporation

CORE REAL ESTATE SERVICES, INC.

Filing Information

Document Number P07000015596
FE/EIN Number 208636678
Date Filed 02/02/2007
State FL
Status ACTIVE

Principal Address

134 SOUTH DIXIE HIGHWAY
SUITE 106
HALLANDALE BEACH FL 33009

Changed 04/26/2010

Mailing Address

134 SOUTH DIXIE HIGHWAY
SUITE 106
HALLANDALE BEACH FL 33009

Changed 04/26/2010

Registered Agent Name & Address

SHAN, RICHARD
134 SOUTH DIXIE HIGHWAY
SUITE 106
HALLANDALE BEACH FL 33009

Address Changed: 04/26/2010

Officer/Director Detail

Name & Address

Title D

SHAN, RICHARD
20141 NE 21 AVE.
MIAMI FL 33179

Title D

TARTELL, JODI
640 NORTH ISLAND DRIVE
GOLDEN BEACH FL 33160

Annual Reports

Report Year	Filed Date
2009	04/27/2009
2010	04/26/2010
2011	04/29/2011

Document Images

04/29/2011 -- ANNUAL REPORT

(5) *Unique circumstances.* Where the commission finds unique circumstances to establish that competitive bidding is not in the best interest of the city; however, such purchases in excess of \$50,000 shall require a formal, written contract approved by the commission. The city commission, upon request by the city manager, may waive the requirement for a formal written contract when such a contract would not be in the best interest of the city.