



# INTER ALIA

SUMMER 2017

NEWSLETTER OF THE MANATEE COUNTY BAR ASSOCIATION

## **“Due Diligence” In The Commercial Real Estate Deal**

*Matthew J. Lapointe, Esq. and Matthew Plummer, Esq.*



### **INTRODUCTION: WHAT IS “DUE DILIGENCE”?**

The purpose of a due diligence investigation is to enable the buyer to discover as much as possible about the property before he or she is obligated to buy it. This includes discovering information that the seller may not want the buyer to know or perhaps information of which the seller isn't even aware. We recommend preparing a thorough due diligence checklist that the buyer presents

to the seller early in negotiating the deal. Thorough due diligence consists of three broad categories of investigation: financial due diligence, physical due diligence and legal due diligence. We will discuss each of these three aspects of due diligence in turn.

### **FINANCIAL DUE DILIGENCE**

The two most important questions a buyer needs to answer are:

- (1) How much income is the property currently producing (what is the property's “Net Operating Income” or “NOI”)?
- (2) How much income will it produce when I am running it?

To answer the first question, the buyer must gain an accurate understanding of the property's financials as they currently exist and as they have existed in the near past. There are two “sides” to the financial due diligence “coin”: the income side and the expense side.

With respect to income, the buyer should insist upon obtaining the actual financial data of the property going back at least three (3) years. A shorter period may fail to disclose problems that are not entirely resolved. The buyer should also request the tax returns for the entity that owns the property. The buyer can use the tax returns to verify the internal financials. Buyers can safely assume that expenses will not be understated on a tax return. As for the income, if there are significant discrepancies in the reported taxable income on the tax returns and those reported in the internal financials, the buyer should be concerned. If the seller was willing to lie to the IRS, the seller will be willing to lie to the buyer.

While the Purchase and Sale Agreement should require the delivery of tenant estoppel certificates at closing, it is still important to conduct a due diligence investigation of the leases. The buyer should review each and every lease relating to the property. The buyer needs to identify the termination dates of the various leases and assess the risk that one or more tenants will vacate at the end of their lease term. The buyer should also note any discrepancies, concessions, or landlord obligations to make improvements or renovations. A rent roll is another key piece of data for the buyer. A rent roll typically shows the unit number, the tenant name, the rent amount, any past due balance, and the lease expiration date. The buyer should request not only a current rent roll, but past years'

rent rolls, if available. Beware if the current rent roll contains a number of recent tenants. Sellers sometimes will fill a property with low quality tenants to boost the occupancy rate prior to marketing the property for sale.

The Buyer also needs to examine the “expense side” of financial due diligence. A thorough understanding of the property's operating expenses is essential to develop a baseline for the buyer's projections for its first year of ownership. Digging into the expenses relating to a property may also point out issues that the buyer will want to further explore in the legal/physical due diligence phase.

One of the largest line-item expenses in commercial properties, particularly multi-unit residential properties, is often the utility bill. The buyer should request at least two years of the actual utility bills to determine both the cost and the usage. The only way to determine the actual consumption is to track the usage (gallons, kilowatts, etc.) on a per-occupied unit basis (for multi-family) or per square foot basis (for office and retail), using the actual bills to match cost and usage. This can identify seasonal spikes in usage and can even uncover abnormal conditions, such as gas leaks or water leaks.

Property taxes are also a significant expense item. This information can be obtained directly from the municipality or the county, and is usually available online. The title report (discussed in the legal due diligence section) will show whether the taxes are delinquent. If so, this is good information for the buyer, as it indicates the seller may be under financial stress and is therefore motivated to sell. It is important to determine whether there are any special tax reductions or tax breaks that apply to the seller but which may expire or which may not be applicable to the seller.

The buyer should request copies of the seller's current insurance policies. The basic information in the seller's policies can be used by the buyer to obtain price quotes from insurance agencies. Getting the actual policies enables the buyer to compare the cost on the operating statements to the actual premium on the policy.

The buyer should attempt to verify all remaining expense items. By learning as much as possible about how the seller operates the property, the buyer can better analyze how its own operation of the property might differ and how that might result in higher or lower expenses.

### **PHYSICAL DUE DILIGENCE**

As its name suggests, physical due diligence is concerned with the structure of the building itself and the physical features of the land and surroundings. Standard third-party reports required by lenders and buyers are the appraisal, environmental investigation,



*Continued on Pg. 7)*

## SPONSOR SPOTLIGHT:

### Capital Protection and Investigations

### Getting to Know Michael Frassetto, of Capital Protection and Investigations:

*What got you interested in law enforcement and why did you choose that career path?*

I always wanted to be a police officer as long as I could remember. I grew up in a law enforcement family and as a kid I was always involved in law enforcement activities, whether it was family days or softball games. There is also a certain pride that one receives from helping others. Let's face it I didn't become a police officer for the money, but becoming a police officer is something I would never change. I strongly support law enforcement, but it is unfortunate that the few bad apples give a bad name to the entire law enforcement community.

*What was the highlight of your law enforcement career?*

The highlight of my law enforcement career was when I was awarded the honor of Police Officer of The Month by the New York City Police Department. I received this prestigious honor for making a homicide arrest within 1 hour after the crime occurred. It was later discovered that the suspect was en route to kill 2 other people before he was arrested.

*When and why did you open Capital Protection and Investigations?*

I formed Capital Protection and Investigations in 2012 after deciding I no longer wanted to be in law enforcement. As a police officer in Florida I've seen many different methods that police officers apply in the field, some of which I am not proud of. This is when I decided that it was time for a career change and went into private investigation. When I started C.P.I. my specialty was criminal defense. I always found a strong interest in organizations like the Innocence Project and The Innocence Network. As an



investigator, I believe it is necessary to investigate a case thoroughly and not stop when you believe you have found the supposed suspect. I have seen many cases where law enforcement believed they had the suspect, but upon further investigation, it turned out to be someone else.

*What services do you offer that our members should really take note of?*

Capital Protection and Investigations is a licensed investigation agency that offers several different services to our cli-

ents. A majority of cases are surveillance related, from insurance cases (personal injury/workers compensation) to family law cases (child custody, alimony reduction, infidelity). C.P.I. also handles investigative cases including everything from criminal defense to wrongful death cases. C.P.I. can also perform skip tracing, complete background checks, and conduct asset searches.

*When you're not working, where might we find you? I.e.: favorite beach, restaurant, etc?*

When not working, you can find me spending time with my 4 boys. I manage a local little league team and coach Pop Warner football. I believe in an active lifestyle for myself and bring my boys up the same way. Nothing beats living in Florida where you can be outdoors anytime.

*Yankees or Mets?*

Mets!!

Michael Frassetto can be contacted at: 941-525-0177 or visit him online at [www.cpinvestigations.net](http://www.cpinvestigations.net). Please see the ad on page 6.

*Kindly RSVP to the [MCBA@ManateeBar.com](mailto:MCBA@ManateeBar.com) or 941-741-4091  
for the September 27, 2017 Membership Luncheon at Pier 22.  
Please RSVP early to save your seat and have your lunch ready.  
We appreciate your thoughtfulness!*

## WELCOME TO THE NEW MCBA BOARD OF DIRECTORS:

At the June 28, 2017 membership meeting, the membership voted in our new Board of Directors and the Young Lawyers Division Board of Directors for the 2017-18 year. The Honorable Janette Dunnigan administered the Oath of Office.



*left to right: Charles W. Telfair, IV (Treasurer), Alexandra St. Paul (President-Elect), Paul F. Grondahl (President), Andrea M. Johnson (Imm. Past President), Mary R. Hawk (Director), Bryony G. Swift (Director, YLD President), Lori M. Dorman (Director), not pictured: Jennifer Fowler Hermes (Secretary), James M. Horne (Director), Elizabeth Moneymaker (Director), Marisa J. Powers (Director), Rebecca J. Proctor (Director)*



*YLD Board of Directors left to right: Grace M. Reeves (Secretary), Sierra A. Butler (Director), Bryony G. Swift (President), Trevor D. Quinlan (Treasurer), and Melissa R. Casanueva (Director). Not pictured: Aaron B. Crittenden (President Elect), Ann K. Breiting (Director), Richard Green (Director), Kristina L. Cucinotta (Director), Alexandria C. Nicodemi (Director), Amanda C. Tullidge (Director), Daniel Van Etten (Director), Dustin S. Wagner (Director).*



*left to right: The Honorable Janette Dunnigan administering the Oath of Office to both the MCBA Board of Directors and YLD Board of Directors*



# MCBA NIGHT WITH THE MARAUDERS

Awesome Events for All!!

Saturday, Sept 2nd, 6:30 pm!

Join us for Fan Appreciation Night with the MCBA and Manatee FAWL. This is a great deal. At \$8.00 you can afford to bring your entire family and/or office staff. There will be a raffle with great prizes and you will receive 5 free entries for it when you walk in the gate. Everyone who orders through our group will receive a free hat, souvenir cup and drink. Our tix are behind home plate, but if you don't see anyone in the seats, you should check the tiki bar. There are also post-game fireworks, which are always a great show. See the flyer for details. We have made it very easy for you to order tix. The deadline to purchase is Sunday, the 27th at midnight. If all of the tix are purchased, no worries, they will add more for us. ORDER TICKETS by calling the Marauders Ticket Office Directly: 941-747-3031 or by putting this in your web browser: <https://groupmatics.events/event/FLBar>

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Groups of 10 or more receive special benefits; Must be booked 2 weeks in advance of game, by phone

**BradentonMarauders.com**

## DATES TO REMEMBER:

August, 2017	<u>NO GENERAL MEMBERSHIP MEETING</u>
September 7, 2017	JUDGE DUNNIGAN'S RETIREMENT PARTY, IMG County Club, 6:00 Social Hour, 7:00 Dinner
September 27, 2017	GENERAL MEMBERSHIP MEETING, PIER 22, NOON
October 25, 2017	GENERAL MEMBERSHIP MEETING, PIER 22, NOON
November 3, 2017	PROBATE & TRUST CLE: MCJC, Jury Assembly Room, more details to follow
November, 2017	<u>NO GENERAL MEMBERSHIP MEETING</u>
December 1, 2017	MCBA HOLIDAY PARTY: ArtCenter Manatee, more details to follow
December, 2017	NO GENERAL MEMBERSHIP MEETING
January 31, 2018	GENERAL MEMBERSHIP MEETING, PIER 22, NOON
February 28, 2018	GENERAL MEMBERSHIP MEETING, PIER 22, NOON
March 28, 2018	GENERAL MEMBERSHIP MEETING, PIER 22, NOON
April, 2018	<u>NO GENERAL MEMBERSHIP MEETING</u>
May 30, 2018	GENERAL MEMBERSHIP MEETING, PIER 22, NOON: <u>LAW DAY PROGRAM</u>
June 27, 2018	GENERAL MEMBERSHIP MEETING, PIER 22, NOON

## The MCBA Young Lawyers Division – Enjoying Summer!

The Young Lawyers Division has been busy this summer! In late June, they sponsored a joint event with the Sarasota Bar's Young Lawyers Division at Motorworks, raising appx. \$705 for the areas Boys & Girls Clubs! Many thanks to Michael Frassetto, of Capital Protection and Investigations for his sponsorship of the event. In early August, our Young Lawyers Division held a very well attended JAVA WITH THE JUDGES at the MCJC. Approximately 25-30 attendees enjoyed breakfast and conversation with many of the Manatee County Judges and their Judicial Assistants. Many thanks to Butler Elder Law for sponsoring the event!

The MCBA is a great way to advertise your services to fellow members! Please contact Graceann at [MCBA@ManateeBar.com](mailto:MCBA@ManateeBar.com) for more information.

**Special through September 30, 2017:**

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\* Referral Fee Paid in Accordance with Florida Bar Rules

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*(Due Diligence continued from Pg. 1)*

zoning compliance, and building/engineering reports. We usually recommend that the buyer hold off on ordering these reports until the financial due diligence has been completed and found to be acceptable. These third party reports are not cheap, so it does not make sense for the buyer to incur the expense if the financial due diligence reveals problems.

Phase I Environmental Reports are the minimum standard for most lenders. Based on the findings, a conclusion will indicate whether or not any further environmental investigation is needed. For a site with suspected contamination, we recommend a Phase II investigation with appropriate test drilling and sampling of ground water. A site with confirmed contamination from a prior user, or with an environmental risk identified in a Phase II report, will require a Phase III environmental investigation, remediation, and ongoing monitoring.

The buyer should also research the zoning requirements of the site at the planning department in the city/municipality or the county in which the property is located. The buyer should NOT rely upon the seller's statement that the property is in compliance with zoning. If the buyer is planning to make any changes to the property, then it is important to review the zoning regulations for the zone in which the property is located. We work closely with our colleagues in the firm's land use department when there are questions about the current zoning status or the ability of the buyer to make changes after the purchase.

The Building/Engineering investigation is the commercial property equivalent of the home inspection in a residential deal. The engineer will test all of the property's systems – HVAC, electrical, fire suppression, etc. The engineer will also evaluate structural components, such as the roof and building envelope, and will note any deferred maintenance problems. These engineering reports are extremely valuable to the buyer and should be reviewed very carefully.

#### **LEGAL DUE DILIGENCE**

The most important aspect of legal due diligence is the title examination. Working with a title insurance company, we can provide a "commitment" to issue a title policy, sometimes called the "title binder." We carefully review the title commitment with the buyer, to ensure the seller can deliver clear title. Perhaps the most important part of the title commitment from a due diligence perspective is "Schedule B" to the title policy. Schedule B-I contains the requirements that must be met for the company to issue the policy and Schedule B-II lists the various exceptions to the title that the title company found when it performed its title search. Common exceptions on Schedule B-II include

- Easements
- Rights-of-way
- Restrictions or Covenants

By listing various items as exceptions, the title company is telling the insured buyer that these items are not covered by the title policy, and that the title company will not pay a claim or defend against a claim based on these excepted items. In the due diligence context, Schedule B-II provides the buyer with a list of title issues that must be resolved prior to the purchase or they will be issues that the buyer will inherit upon taking ownership. The buyer's lawyer or the title company will also conduct a lien search and a search for any

county or municipal code violations. The buyer certainly does not want to inherit any such violations and should insist that any code violations or open permits be resolved prior to the closing.

Another key part of legal due diligence is the survey. The buyer's attorney should match the legal description in the proposed deed and in Schedule A to the title commitment to the actual representation of the land on the survey plan. If the legal description uses metes and bounds, the lawyer must find the beginning point on the plan and follow the metes and bounds descriptions to ensure that they match and to ensure that the legal description "closes" (i.e., that there are no gaps in the description). The attorney should locate on the survey plan all of the improvements, such as the buildings, parking areas, and drainage areas located on the land in question as well as such improvements on adjoining land. The attorney should look out for possible encroachments by adjoining landowners on the property in question. All of these issues need to be identified and, if necessary, addressed with the seller prior to closing.

#### **CONCLUSION**

The level of due diligence will vary with the value of the project. The more money is at stake, the more thorough the due diligence should be. The lawyers at Blalock Walters have handled commercial real estate transactions of all shapes and sizes. We stand ready to assist in all aspects of commercial real estate, from formation of the real estate holding company to financing to closing the deal. If you have questions about commercial real estate, please give us a call at 941-748-0100 or email the authors at [MLapointe@blalockwalters.com](mailto:MLapointe@blalockwalters.com) or [MPlummer@blalockwalters.com](mailto:MPlummer@blalockwalters.com).

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## Congratulations To MCBA Community Service Award Winners!

The MCBA awarded its 2016-17 winners at the June General Membership Meeting. Winning the William C. Grimes Lifetime Achievement Award was Judge Gilbert Smith, Jr., and winning the Community Service Leader Award was MCBA Director, Lori Dorman. The MCBA would also like to thank those who volunteered their time to serve on the 2016-17 Panel of Judges: Angela Massaro-Fain (Grapevine Communications), Mark P. Barney (Blalock Walters), the Honorable Diana Moreland, and Rob Eschenfelder (MCBA Past President) who coordinated the program. Judge Diana Moreland announced the winners, of which Judge Gilbert Smith, Jr., was not able to attend, but a "surprise" video was shared with the attendees. Lori Dorman was in attendance, and was very surprised to learn she had won the Community Service Leader Award. Congratulations to our very deserving winners and all those who were nominated this year!



*Left to right is: President Paul Grondahl, Director James Horne, Judge Diana Moreland, Judge Gilbert Smith, Jr., Imm. Past President Andrea Johnson, Director Marisa Powers, and Executive Director Graceann Frederico*

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## **MCBA Members At The Florida Bar: Voluntary Bar Conference**



In July, MCBA members represented well at the annual Voluntary Bar Conference. The two day event was chock full of break-out sessions, information, and fun! Held at the Disney Boardwalk Hotel, the educational event was highlighted with a Disney theme "Creating a Magical Year for Your Association". Workshops entitled: "Succeed Like a Mouse", "Illuminations: Website Design & Content", and even a "Town Hall on the Boardwalk", with Florida Bar President Michael Higer are just a sampling of the sessions offered. It certainly was a great way to connect with other Voluntary Bars in the State of Florida, and to hear from The Florida Bar leadership.

*Left to right: Jennifer and Paul Grondahl, Dana Gerling, Trevor Quinlan, Terri Cromley, Alix St. Paul, and Graceann Frederico*



*Voluntary Bar Executive Directors packing the goodie bags for the attendees*

### **Congratulations To Jeff Goethe!!!**



Over the summer, Jeffrey S. Goethe, a partner with Barnes, Walker, Goethe, Hoonhout, Peron & Shea, PLLC, was recently recognized as a 2017 Top Rated Estate Planning and Probate Lawyer in Florida by Super Lawyers, the Thomson Reuters lawyer rating service that recognizes outstanding attorneys who have achieved a high degree of peer recognition and professional achievement. Mr. Goethe

is board certified by the Florida Bar in the area of Wills, Trusts and Estates and is a Fellow of the American College of Trust and Estate Counsel, serving clients from the firm's main office in Bradenton and by appointment at the firm's offices in Sarasota, Lakewood Ranch, Holmes Beach, and Parrish.

### **Congratulations To Alyssa Nohren!!!**



Over the summer, Alyssa M. Nohren, was selected for inclusion in the 2017 edition of Florida Super Lawyers. Alyssa is an MCBA member and attorney with Icard Merrill, where she practices in the areas of Real Estate and General Litigation.

Representing no more than five percent of lawyers in the state, Super Lawyers is a rating service of outstanding lawyers from more than 70 practice areas who have attained a high degree of recognition and professional achievement. The annual listing has a rigorous, patent-pending screening process that includes multiple phases with peer nominations and evaluations combined with third-party research. Congratulations, Alyssa!

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## TWELFTH CIRCUIT JUDICIAL NOMINATING COMMISSION ACCEPTING APPLICATIONS FOR MANATEE COUNTY COURT VACANCY

SARASOTA - The Twelfth Judicial Nominating Commission has been asked to provide Gov. Rick Scott with nominees for a vacancy for the County Court, Manatee County, created by the Honorable Charles Sniffen being elevated to the Circuit Court.

Applicants must have been a member of The Florida Bar for the preceding five years, and must be registered voters and residents of the territorial jurisdiction of the court at the time of assuming office.

All people interested in applying must deliver:

- A complete paper version of the application along with current photograph to:  
A. James Rolfes, Chair, 12th Circuit JNC  
Dickinson & Gibbons, P.A.  
401 N. Cattlemen Road, Suite 300  
Sarasota, Florida 34232
- A .pdf version of the complete application with a color photograph to [jrolfes@dglawyers.com](mailto:jrolfes@dglawyers.com).
- A redacted version of the application excluding all exempt information under Chapter 119, F.S., or other applicable public records law to [jrolfes@dglawyers.com](mailto:jrolfes@dglawyers.com).

THE ATTACHED .PDF FILES SHOULD BE NAMED SO THAT THE APPLICANT'S NAME AND "REDACTED" OR "UNREDACTED" IS READILY APPARENT IN THE NAME OF THE ATTACHMENT.

All applications must be received by **5 p.m. on Friday, September 1, 2017**. Applications submitted after the deadline will not be considered. **The application form may be downloaded from The Florida Bar's website at [www.floridabar.org](http://www.floridabar.org).**

**NOTE TO APPLICANTS:** All questions in the application must be answered fully and completely. Applications should include current and accurate contact information for judges, co-counsel, opposing counsel and references, because those individuals will likely be contacted. If there is requested information missing from an application, the Judicial Nominating Commission will consider the applicant's lack of effort in submitting a complete application.

**INTERVIEWS:** Interviews will be held at the Manatee County Judicial Center, 1051 Manatee Avenue West, First Floor, Bradenton, Florida, on September 20, 2017 and September 27, 2017.

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## OPEN LETTER TO CRIMINAL DEFENSE BAR

August 4, 2017

To: Larry Eger - Public Defender  
Ed Brodsky-State Attorney  
Ita M. Neymotin - Office of Regional Counsel  
Jennifer Fury-Manatee FACDL  
Anthony Ryan- Sarasota FACDL  
Members of the Criminal Defense Bar of the 12th Circuit

Re: Courtroom Bias

As a result of recent reactions to allegations of statewide racial bias by the judiciary of the State of Florida, legislators and individual judicial circuits are engaging in steps to assure the public they are doing all they can to respond to the allegations and related issues regarding racial bias in the courtroom.

It is very important to us as a judiciary in the 12th Judicial Circuit that you and your clients are assured we are continuing to be proactive as it relates to bias of any form and racial bias in particular.

In the approximately 15 years I spent as a public defender and as a private criminal defense lawyer I have forged many close relationships over the years with members of the local criminal defense bar and the Office of the State Attorney. These lawyers, many of whom I have both a personal and professional relationship with, would not hesitate to inform me if they observed racial bias in the courtroom. I am sure everyone would agree it would be legal malpractice for any attorney to allow their client to be a victim of racial bias in the courtroom and not report it. I hope we would also agree it would at a minimum be unprofessional as an officer of the court to observe it in the courtroom and do nothing.

That being said, we have internally audited our post-conviction motions and found no instance in which a defendant has raised the issue of racial bias by a judge. We have not received any complaints that we are aware of from any member of the defense bar requesting that a judge remove themselves from a case for suspected racial bias. We have not been made aware of individually as judges or through any formal or legal procedure of any complaints or issues regarding racial bias by the judiciary or by the Office of the State Attorney.

With this in mind we are asking that you poll your fellow defense attorneys, assistant public defenders, assistant state attorneys, and assistant regional counsel attorneys and inquire if they are aware of any past or present incidents of courtroom racial bias. We shall immediately investigate any claims and respond accordingly. If the reporting attorney wishes to remain anonymous – but provide the defendant's name and/or case number and the particular bias issue observed, that would be sufficient for us to initiate an investigation. This would also apply to any referrals or activity related to any of our specialty court programs.

I will take full responsibility as Chief Judge of this circuit to make sure the investigation of any such complaint or issue regarding racial bias, or bias of any kind, is given the full attention and action needed to continue to assure the public that equal justice for all who enter the courthouse is the paramount mission of our local judiciary. My office will be the point of contact for any such issues or complaints.

Sincerely,

Charles E. Williams, Chief Judge

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The Florida Psychological Association is approved by the Florida Department of Health, Board of Psychology and Board of School Psychology to sponsor continuing education for psychologists. The Florida Psychological Association is approved by the Florida Board of Clinical Social Work, Marriage and Family Therapy, and Mental Health Counseling as a provider of continuing education. The Florida Psychological Association maintains responsibility for the program and its content.

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. . . . NOTICE . . . .  
**2017-18 DUES RENEWAL**  
**MANATEE COUNTY BAR ASSOCIATION**

Manatee County Bar Association **Annual Dues** for current and new members are **\$225.00** for the 2017-2018 year (July 1<sup>st</sup> through June 30<sup>th</sup>). This notice is payable upon receipt. Please return this completed form with check payable to:  
Manatee County Bar Association ~ P.O. Box 796 ~ Bradenton, FL 34206

*Note: Renewals may also be paid online at [www.manateebar.com](http://www.manateebar.com)*

**~ UPDATE YOUR CONTACT & PRACTICE INFORMATION HERE ~**

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☐ In an effort to keep our costs low, we distribute *Inter Alia* via Email and on our website. However, if you are unable to receive *Inter Alia* via Email, please check here to receive a hard copy of *Inter Alia* by postal mail.

\_\_\_ Yes \_\_\_ No Are you interested in Pro Bono volunteer opportunities?

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.....**COMMITTEE and SECTION PREFERENCE**.....

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\_\_\_\_\_ **Social Affairs:** To include the planning and preparations for social activities throughout the year, to include the Spring Beach Party and Holiday Party in December.

\_\_\_\_\_ **Communications:** Solicits and reviews monthly articles for the Inter Alia.

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**\*\*Please complete both sides\*\***

**Disclosure:** Association dues, except as noted below, may be deductible as professional or business expenses, to the extent allowable by law. Dues and other contributions to local, state or national associations are not deductible as charitable contributions for federal income purposes.



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Copy deadline is approximately the 10th of the month. Payment is expected at time of publication. Checks may be made payable to MCBA, P.O. Box 796, Bradenton, FL 34206.

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