

# BAL HARBOUR

- V I L L A G E -

## Checklist for Qualification

Bal Harbour Village Election

November 8, 2016

Name of Candidate: David Albaum

- Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates Form (DS-DE 9) - (if not already on file) [FSS 106.021(1)]
- Statement of Candidate Form (DS-DE 84) - must be filed within 10 days of filing DS-DE9 (if not already on file) [FSS 106.023]
- Voluntary Statement of Fair Campaign Practices (if not already on file) [County Code Sec. 2-11.1.1(D)(1)]
- Petition for Candidacy - Signed by at least ten (10) electors who are qualified to vote in the election [Village Code Sec. 8-6]
- Check for Verification of Petition Signatures - (Campaign Account Check made payable to Miami-Dade County)
- Candidate Oath Form (DS-DE 25) [FSS 99.021]
- Loyalty Oath [FSS 876.05-876.10]
- Residency Affidavit [Village Charter Sec. 14 and Code Sec. 8-5]
- Statement of Financial Interests - Form 1 (Financial Disclosure), along with any other applicable forms [FSS 99.061(5)]
- Copy of Voter Registration Card [Village Charter Sec. 14(a)]
- State Elections Assessment Fee - \$12.00 (Campaign Account Check made payable to Bal Harbour Village) [FSS 99.093]
- Resign to Run (if Applicable) [FSS 99.012(3)]



*[Handwritten signature]*

**APPOINTMENT OF CAMPAIGN TREASURER  
AND DESIGNATION OF CAMPAIGN  
DEPOSITORY FOR CANDIDATES**  
(Section 106.021(1), F.S.)



(PLEASE PRINT OR TYPE)

**NOTE: This form must be on file with the qualifying officer before opening the campaign account.**

**OFFICE USE ONLY**

**1. CHECK APPROPRIATE BOX(ES):**

Initial Filing of Form      Re-filing to Change:  Treasurer/Deputy     Depository     Office     Party

**2. Name of Candidate** (in this order: First, Middle, Last)

David Joseph Albaum

**3. Address** (include post office box or street, city, state, zip code)

9930 Collins Avenue  
#16  
B&L Harbour, FL 33154

**4. Telephone**

(310) 985-0107

**5. E-mail address**

ddavid16006@yahoo.com

**6. Office sought** (include district, circuit, group number)

B&L Harbour City  
Council / Mayor District 4

**7. If a candidate for a nonpartisan office, check if applicable:**

My intent is to run as a Write-In candidate.

**8. If a candidate for a partisan office, check block and fill in name of party as applicable:** My intent is to run as a

Write-In     No Party Affiliation     \_\_\_\_\_ Party candidate.

**9. I have appointed the following person to act as my**  Campaign Treasurer     Deputy Treasurer

**10. Name of Treasurer or Deputy Treasurer**

David Joseph Albaum

**11. Mailing Address**

9930 Collins Avenue #16

**12. Telephone**

(310) 985-0107

**13. City**

B&L Harbour

**14. County**

Dade

**15. State**

FL

**16. Zip Code**

33154

**17. E-mail address**

ddavid16006@yahoo.com

**18. I have designated the following bank as my**  Primary Depository     Secondary Depository

**19. Name of Bank**

TD BANK

**20. Address**

16380 Collins Avenue

**21. City**

Sunny Isles Beach

**22. County**

Dade

**23. State**

FL

**24. Zip Code**

33160

**UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING FORM FOR APPOINTMENT OF CAMPAIGN TREASURER AND DESIGNATION OF CAMPAIGN DEPOSITORY AND THAT THE FACTS STATED IN IT ARE TRUE.**

**25. Date**

4/20/16

**26. Signature of Candidate**

X David J. Albaum

**27. Treasurer's Acceptance of Appointment** (fill in the blanks and check the appropriate block)

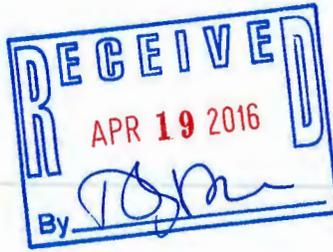
I, David Joseph Albaum, do hereby accept the appointment  
(Please Print or Type Name)

designated above as:  Campaign Treasurer     Deputy Treasurer.

4/20/16  
Date

X David J. Albaum  
Signature of Campaign Treasurer or Deputy Treasurer

**APPOINTMENT OF CAMPAIGN TREASURER  
AND DESIGNATION OF CAMPAIGN  
DEPOSITORY FOR CANDIDATES**  
(Section 106.021(1), F.S.)



(PLEASE PRINT OR TYPE)

**NOTE:** This form must be on file with the qualifying officer before opening the campaign account.

**OFFICE USE ONLY**

1. CHECK APPROPRIATE BOX(ES):  
 Initial Filing of Form    Re-filing to Change:  Treasurer/Deputy     Depository     Office     Party

2. Name of Candidate (in this order: First, Middle, Last)    3. Address (include post office box or street, city, state, zip code)  
 David Joseph Albaum    9930 COLLINS AVENUE #16

4. Telephone    5. E-mail address    6. Office sought (include district, circuit, group number)  
 (310) 985-0101    davidalbaum@yaho.com    B&L Harbour City Council / Mayor District 4

7. If a candidate for a nonpartisan office, check if applicable:  
 My intent is to run as a Write-In candidate.

8. If a candidate for a partisan office, check block and fill in name of party as applicable: My intent is to run as a  
 Write-In     No Party Affiliation     \_\_\_\_\_ Party candidate.

9. I have appointed the following person to act as my     Campaign Treasurer     Deputy Treasurer

10. Name of Treasurer or Deputy Treasurer  
 Raymond Slate

11. Mailing Address    12. Telephone  
 10155 COLLINS AVENUE #1004    (305) 335-3515

13. City    14. County    15. State    16. Zip Code    17. E-mail address  
 B&L Harbour    Dade    FL    33154    ctplgroup@aol.com

18. I have designated the following bank as my     Primary Depository     Secondary Depository

19. Name of Bank    20. Address  
 TD BANK    16300 COLLINS AVENUE

21. City    22. County    23. State    24. Zip Code  
 Sunny Isles Beach    Dade    FL    33160

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING FORM FOR APPOINTMENT OF CAMPAIGN TREASURER AND DESIGNATION OF CAMPAIGN DEPOSITORY AND THAT THE FACTS STATED IN IT ARE TRUE.

25. Date    26. Signature of Candidate  
 4/20/16    X David J. Albaum

27. Treasurer's Acceptance of Appointment (fill in the blanks and check the appropriate block)  
 I, Raymond Slate, do hereby accept the appointment  
 (Please Print or Type Name)

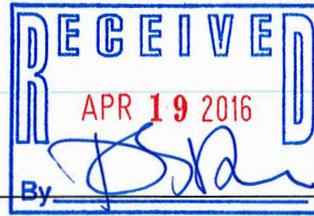
designated above as:     Campaign Treasurer     Deputy Treasurer.  
4-20-16    [Signature]  
 Date    Signature of Campaign Treasurer or Deputy Treasurer

**STATEMENT OF  
CANDIDATE**

(Section 106.023, F.S.)

(Please print or type)

OFFICE USE ONLY



I, David Joseph Albrum,  
candidate for the office of BAL Harbour City Council;  
have been provided access to read and understand the requirements of  
Chapter 106, Florida Statutes.

X David J. Albrum  
Signature of Candidate

4/19/16  
Date

Each candidate must file a statement with the qualifying officer within 10 days after the Appointment of Campaign Treasurer and Designation of Campaign Depository is filed. Willful failure to file this form is a first degree misdemeanor and a civil violation of the Campaign Financing Act which may result in a fine of up to \$1,000, (ss. 106.19(1)(c), 106.265(1), Florida Statutes).

**DECLARATION AND FIRST AMENDMENT WAIVER  
FOR CANDIDATES WHO AGREE TO COMPLY WITH  
THE *VOLUNTARY* STATEMENT OF FAIR CAMPAIGN PRACTICES**



**AN EXPLANATION REGARDING YOUR RIGHTS**

Section 2-11.1.1(D)(2) of the Code of Miami-Dade County, Florida, provides that any candidate for public office in Miami-Dade County may at any time *voluntarily* declare that he or she agrees to abide by the *voluntary* Statement of Fair Campaign Practices. In agreeing to abide by the *voluntary* Statement of Fair Campaign Practices, the candidate recognizes, as compulsory, the authority of the Miami-Dade County Commission on Ethics and Public Trust to decide whether the candidate has violated the *voluntary* Statement of Fair Campaign Practices and, if so, to impose the appropriate penalty, if any.

Before agreeing to abide by the *voluntary* Statement of Fair Campaign Practices, you should carefully read the *voluntary* Statement of Fair Campaign Practices included with this DECLARATION AND FIRST AMENDMENT WAIVER as well as the following information regarding your rights.

The Statement of Fair Campaign Practices is *voluntary*. You are under no obligation to agree to the *voluntary* Statement of Fair Campaign Practices. If you decide not to agree to the *voluntary* Statement of Fair Campaign Practices, you may still run for elective office in Miami-Dade County if you are qualified. There is NO PENALTY if you decide not to sign the *voluntary* Statement of Fair Campaign Practices.

If you decide to agree to the *voluntary* Statement of Fair Campaign Practices, you should know that you will be WAIVING YOUR FIRST AMENDMENT RIGHTS TO FREE SPEECH because certain speech prohibited by the *voluntary* Statement of Campaign Practices is protected by the First Amendment to the U.S. Constitution and Article I, Section 4, of the Florida Constitution. Prior to agreeing to comply with the *voluntary* Statement of Fair Campaign Practices, you should consider consulting an attorney to ensure that you understand the consequences of signing the DECLARATION AND FIRST AMENDMENT WAIVER.

Before signing this DECLARATION AND FIRST AMENDMENT WAIVER, you have the right to request and receive from the Ethics Commission an advisory opinion as to whether your planned campaign activities (*e.g.*, campaign advertisement or statements) are likely to violate the *voluntary* Statement of Fair Campaign Practices. In the event that you sign the DECLARATION AND FIRST AMENDMENT WAIVER, you will continue to have the right to request and receive from the Ethics Commission an advisory opinion regarding any future campaign activities that you may be considering.

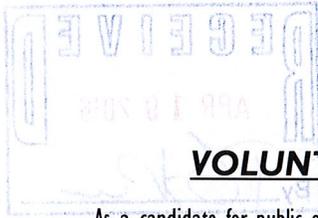
A determination by a candidate not to execute the DECLARATION AND FIRST AMENDMENT WAIVER shall not be construed by Miami-Dade County or the Ethics Commission to mean that the candidate is unethical in any way. Further, a determination by a candidate not to execute the DECLARATION AND FIRST AMENDMENT WAIVER should not be construed by any candidate or any other person or entity to mean that the candidate is unethical in any way.

**INSTRUCTIONS**

The DECLARATION AND FIRST AMENDMENT WAIVER, which includes the *voluntary* Statement of Fair Campaign Practices, can be found on page 2 of this form. If you are a candidate for county office and agree to abide by the *voluntary* Statement of Fair Campaign Practices, please sign the DECLARATION AND FIRST AMENDMENT WAIVER and file with the Miami-Dade Commission on Ethics and the Miami-Dade Elections Department. If you are a candidate for municipal office and agree to abide by the *voluntary* Statement of Fair Campaign Practices, please sign and file with the Miami-Dade Commission on Ethics and your respective municipal clerk. For further information, contact the Miami-Dade Office of Governmental Affairs at 305 499-8410.

**Miami-Dade Commission on Ethics**  
19 W. Flagler St., Suite 820  
Miami, FL 33130

**Miami-Dade Elections Department**  
2700 NW 87<sup>th</sup> Ave. *or* P.O. Box 521550  
Doral, FL 33172      Miami, FL 33152-1550



**DECLARATION AND FIRST AMENDMENT WAIVER  
FOR CANDIDATES WHO AGREE TO COMPLY WITH  
THE VOLUNTARY STATEMENT OF FAIR CAMPAIGN PRACTICES**

**VOLUNTARY STATEMENT OF FAIR CAMPAIGN PRACTICES**

As a candidate for public office in Miami-Dade County, I believe that political issues can be freely debated without appealing to racial, ethnic, religious, sexual, or other prejudices. I recognize that such negative appeals serve only to divide this community and create long-term moral, social, and economic problems. Therefore,

1. I shall not make my race, religion, national origin, gender, physical disability, or sexual orientation an issue in my campaign.
2. I shall not make my opponent's race, religion, national origin, gender, physical disability, or sexual orientation an issue in my campaign.
3. I will condemn any appeal to prejudice based on race, creed, national origin, religion, gender, physical disability, or sexual orientation.
4. I shall not, without just cause, attack or question my opponent's patriotism.
5. I shall not publish, display, or circulate any anonymous campaign literature or political advertisement.
6. I shall not tolerate my supporters engaging in these activities that I condemn, nor shall I accept their continued support if they engage in such activities. I will not permit any member of my campaign organization to engage in these activities and will immediately and publicly repudiate the support of any other individual or group that resorts to the methods and tactics I condemn.
7. I shall run a positive campaign emphasizing my qualifications for office and positions on issues of public concern.
8. I will limit my attacks on an opponent to legitimate challenges to that person's record, qualifications, and positions.
9. I will neither use nor permit the use of malicious untruths or innuendoes about an opponent's personal life, nor will I make or condone unfounded accusations discrediting that person's credibility.
10. I will take personal responsibility for approving or disavowing the substance of attacks on my opponent that may come from third parties supporting my candidacy.
11. I will not use or permit the use of campaign material that falsifies, distorts, or misrepresents facts.

**BY SIGNING THIS DECLARATION AND FIRST AMENDMENT WAIVER, I AGREE TO**

- **ABIDE BY THE VOLUNTARY STATEMENT OF FAIR CAMPAIGN PRACTICES,**
- **SUBMIT TO THE COMPULSORY JURISDICTION OF THE ETHICS COMMISSION, AND**
- **WAIVE MY FIRST AMENDMENT RIGHTS.**

I, David Alburn, a candidate for the office of  
please print your name  
B&K Harbour City Council in Dade  
elective office sought county, municipality, or other jurisdiction

agree to abide by the *voluntary* Statement of Fair Campaign Practices as provided in Section 2-11.1.1(D)(1) of the Code of Miami-Dade County, Florida, and to recognize as compulsory the jurisdiction of the Ethics Commission. I further agree that the Ethics Commission will have the authority to decide whether I have violated the *voluntary* Statement of Fair Campaign Practices and, if a violation is found, the Ethics Commission has the authority to impose the appropriate penalty, if any, which may include an admonition or public reprimand. I recognize that I have the right before signing this DECLARATION AND FIRST AMENDMENT WAIVER to consult my own legal counsel and to request and receive from the Ethics Commission an advisory opinion as to whether my planned campaign activities are likely to violate the *voluntary* Statement of Fair Campaign Practices. I also recognize that after signing this agreement, I will continue to have the right to request and receive from the Ethics Commission an advisory opinion regarding any future campaign activities that I may be considering. I hereby proclaim (1) that my agreement to abide by the Statement of Fair Campaign Practices is *voluntary*, knowing, and intelligent; (2) that I have not been forced, pressured, or otherwise coerced into making this agreement; and (3) that I am aware of the *voluntary* nature of this agreement. I recognize that there is no penalty for refusing to agree to abide by the *voluntary* Statement of Fair Campaign Practices. I also recognize that in signing this agreement, I will be forfeiting rights to which I would otherwise be entitled under the First Amendment to the U.S. Constitution and Article I, Section 4, of the Constitution of the State of Florida. Once the DECLARATION AND FIRST AMENDMENT WAIVER is signed, it is deemed irrevocable for the duration of the campaign.

x David Alburn  
**Signature**

4/20/16  
**Date**

**DECLARATION FOR CANDIDATES NOT AUTOMATICALLY COVERED**

by the **Mandatory Provisions** of the  
Miami-Dade Ethical Campaign Practices Ordinance  
Miami-Dade County Code at 2-11.1.1(C) (1)

DALE HARBOUR VI  
RECEIVED  
2016 AUG 15 AM 9:10

The Mandatory Fair Campaign Practices Ordinance at Sec. 2-11.1.1(C) of the Miami-Dade County Code extends to—

- Candidates, and their respective campaign staffs, for Miami-Dade Co. Commissioners or Mayor;
- Candidates, and their respective campaign staffs, for Miami-Dade Co. Community Councils;
- Candidates, and their respective campaign staffs, for any municipal elective office within Miami-Dade County;
- Candidates, and their respective campaign staffs, for the Co. Property Appraiser.

Other candidates for elective office with a constituency in whole or in part in Miami-Dade Co. who are *not* required to comply with the Mandatory Fair Campaign Practices Ordinance *may* at any time declare that they agree to abide by the Mandatory Fair Campaign Practices Ordinance.

The Mandatory Fair Campaign Practices Ordinance states that a candidate shall not—

- With actual malice make or cause to be made any untrue oral statement about another candidate or a member of his or her family or staff that exposes the person to hatred, contempt, or ridicule or causes the person to be shunned or avoided or injured in his or her business or occupation;
- With actual malice publish, or cause to be published, by writing, printing, picture, effigy, sign, or otherwise than by mere speech any untrue statement about another candidate or a member of his or her family or staff that exposes the person to hatred, contempt, or ridicule or causes the person to be shunned or avoided or injured in his or her business or occupation;
- Willfully injure, deface, or damage or cause to be injured, defaced, or damaged, by any means, any campaign poster, sign, leaflet, handbill, literature, or other campaign material of another candidate;
- Knowingly obtain, or cause to be obtained, the campaign property of another candidate with the intent to temporarily or permanently deprive the candidate of a right to the property or its benefit; *or*
- Knowingly file with the Ethics Commission a groundless or frivolous complaint against another candidate.

If you are not automatically covered by the Mandatory Fair Campaign Practices Ordinance, but you have a constituency in whole or in part in Miami-Dade County and you would like to abide by the Mandatory Fair Campaign Practices Ordinance, please sign and date below. Once signed, the Declaration is deemed irrevocable for the duration of the campaign.

I, David Altkum, a candidate for the office of  
please print your name  
Councilman District 4 in Miami Dade  
elective office sought county, municipality, or other jurisdiction

understand that I am not automatically bound by the Mandatory Fair Campaign Practices Ordinance of Miami-Dade Co. Nevertheless, I choose to abide by the Mandatory Fair Campaign Practices Ordinance and recognize the compulsory jurisdiction of the Ethics Commission and its authority to decide whether I have violated the ordinance at Sec. 2-11.1.1(C) of the County Code. I further understand that if a violation is found, the Ethics Commission has the authority to impose the appropriate penalty, if any.

\*   
**Signature**

8/15/16  
**Date**



miamidade.gov

**Elections**  
2700 NW 87th Avenue  
Miami, Florida 33172  
T 305-499-8683 F 305-499-8547  
TTY 305-499-8480

June 29, 2016

Dwight S. Danie  
Village Clerk  
Bal Harbour Village  
655 96<sup>th</sup> Street  
Bal Harbour, FL 33154

Dear Mr. Danie:

The Miami-Dade Elections Department has completed the verification of Batch #1 of the petitions for David J. Albaum, a candidate for Councilmember in Bal Harbour Village. A total of 23 petitions were reviewed for verification; of which 19 were certified.

For purposes of signature verification, my office follows the directives given by the municipality. You are encouraged to ensure compliance with municipal charter or code requirements.

Please find the certification for the petition enclosed. Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina White".

Christina White  
Supervisor of Elections

Enclosure (1)

Bal Harbour Village  
Received  
2016 July-5 AM 12:45  
DSD

MIAMI-DADE  
Delivering Excellence Every Day  
COUNTY



miamidade.gov

Elections  
2700 NW 87th Avenue  
Miami, Florida 33172  
T 305-499-8683 F 305-499-8547  
TTY 305-499-8480

# CERTIFICATION

## Batch 1

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections Designee of Miami-Dade County, Florida, do hereby certify that **19** signatures submitted by **David J. Albaum** a candidate for Councilmember in **Bal Harbour Village** matched the signatures on the voter files.

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 29<sup>th</sup> DAY OF  
JUNE, 2016

Christina White  
Supervisor of Elections

Bal Harbour Village  
Received  
July-5 PM 12:45  
2016

MIAMI-DADE COUNTY  
Delivering Excellence Every Day

BAL HARBOUR VILLAGE  
RECEIVED

# BAL HARBOUR

- VILLAGE -

2016 JUN 23 AM 10:33

## PETITION FOR CANDIDATE FOR OFFICE OF COUNCILMEMBER

PETITION FOR PLACING THE NAME OF David J. ALBAUM for Councilmember on ballot, for election to be held at Bal Harbour Village, Florida, November 8, 2016.

We, the undersigned electors, who are qualified to vote in the election to be held November 8, 2016, in the Village of Bal Harbour, Florida, to fill the office of Councilmember of Bal Harbour, by this, our written petition, signed by us, do request that you be a candidate at said election for the said office of Councilmember.

We also request the Village Clerk to place the name of David J. ALBAUM on the ballot for the election of November 8, 2016.

PRINTED NAME OF PETITIONER	RESIDENCE ADDRESS	DATE OF BIRTH OR VOTER REGISTRATION #	OFFICIAL SIGNATURE
1) RAFFAELLA Anna Poulos	#1004 33154 10155 Collins AVE. BAL HARBOUR FL	2/08/42	Raffaella Anna Poulos ✓
2) CAROLINA GRAHAM	9930 COLLINS AVE #7 BAL HARBOUR, FL 33154	3/28/1939	Carolina Graham ✓
3) Anna Marie Sabatino	9930 Collins Ave, Apt. #4 Bal Harbour, FL 33154	4/3/1940	Anna Marie Sabatino ✓
4) Francisco E. Tabares	9930 COLLINS AVE, #10 Bal Harbour, FL, 33154	5/26/1957	Francisco E. Tabares ✓
5) Christina M. Poulos	10155 Collins Ave #1004 Bal Harbour, FL 33154	6/23/1979	Christina M. Poulos ✓
6) Raymond Slate	10155 Collins Ave #1004 Bal Harbour, FL 33154	1-30-68	<del>Raymond Slate</del> ✓
7) Helen Vilta	9930 COLLINS AVE. #16 BAL HARBOUR, FL 33154	(B/D - 10/20/61) 122526015	Helen Vilta ✓
8) ALEXANDRA DE LIMA	9930 COLLINS AVE #10 BAL HARBOUR FL 33154	10/01/76 121836745	Alexandra de Lima ✓ SD
9) Henry Fuentes NOBAL	9930 COLLINS AVE. #12 BAL HARBOUR, FL 33154	11/27/86	Henry Fuentes ✓
10) MERIKE QUINONES	9930 COLLINS AVE #2 BAL HARBOUR, FL 33154	06/15/59	Merike Quinones ✓

The undersigned is the circulator of the foregoing paper containing 10 signatures. Each appended thereto was made in my presence and is the genuine signature of the person whose name it purports to be.

Signature of Circulator David J. ALBAUM Date: 6/13/16

Pursuant to Village Code Section 8-6(b), this petition must be signed by at least ten electors who are qualified to vote in the election, and filed with the Village Clerk, during the qualifying period. The Miami-Dade County Elections Department encourages additional signatures to be obtained, in case there are any verification problems.

# BAL HARBOUR

Albaum

BAL HARBOUR VILLAGE  
RECEIVED

- V I L L A G E -

## PETITION FOR CANDIDATE FOR OFFICE OF COUNCILMEMBER

PETITION FOR PLACING THE NAME OF David J. Albaum for Councilmember on ballot, for election to be held at Bal Harbour Village, Florida, November 8, 2016.

We, the undersigned electors, who are qualified to vote in the election to be held November 8, 2016, in the Village of Bal Harbour, Florida, to fill the office of Councilmember of Bal Harbour, by this, our written petition, signed by us, do request that you be a candidate at said election for the said office of Councilmember.

We also request the Village Clerk to place the name of David J. Albaum on the ballot for the election of November 8, 2016.

PRINTED NAME OF PETITIONER	RESIDENCE ADDRESS	DATE OF BIRTH OR VOTER REGISTRATION #	OFFICIAL SIGNATURE
1) Diane Goodman	9999 Collins Ave., #4A	5/9/51	<i>Diane Goodman</i> ✓
2) Robert Goodman	9999 Collins Ave., #4A	10/4/39	<i>Robert Goodman</i> ✓
3) <del>David Zorn</del>	9999 Collins 17D	5/2/24	<i>David Zorn</i> ✓
4) DAVID ZORN	9999 COLLINS Ave 18B	6/24/33	<i>David Zorn</i> ✓
5) Marilyn Zorn	9999 Collins Ave 18B	9/2/33	<i>Marilyn Zorn</i> ✓
6) ALBERT FRIED	9999 Collins Ave 8G	3/19/30	<i>Albert Fried</i> ✓
7) <i>XXXXXXXXXX</i>	9999 Collins Ave 4K	12/19/42	<i>XXXXXXXXXX</i> ✓
8) Dana Werner	9999 Collins Ave 4K	3/6/43	<i>Dana Werner</i> NR ✓
9) Gabriella Webster	30 Park Dr. #15	12/12/63	<i>Gabriella Webster</i> ✓
10)			

The undersigned is the circulator of the foregoing paper containing 9 signatures. Each appended thereto was made in my presence and is the genuine signature of the person whose name it purports to be.

Signature of Circulator: *David Albaum* Date: 6/13/16

Pursuant to Village Code Section 8-6(b), this petition must be signed by at least ten electors who are qualified to vote in the election, and filed with the Village Clerk, during the qualifying period. The Miami-Dade County Elections Department encourages additional signatures to be obtained, in case there are any verification problems.

# BAL HARBOUR

- V I L L A G E -

BAL HARBOUR VILLAGE  
RECEIVED

## PETITION FOR CANDIDATE FOR OFFICE OF COUNCILMEMBER

2016 JUN 23 AM 10:20  
PETITION FOR PLACING THE NAME OF David J. Albaum for Councilmember on ballot, for election to be held at Bal Harbour Village, Florida, November 8, 2016.

We, the undersigned electors, who are qualified to vote in the election to be held November 8, 2016, in the Village of Bal Harbour, Florida, to fill the office of Councilmember of Bal Harbour, by this, our written petition, signed by us, do request that you be a candidate at said election for the said office of Councilmember.

We also request the Village Clerk to place the name of David J. ALBAUM on the ballot for the election of November 8, 2016.

PRINTED NAME OF PETITIONER	RESIDENCE ADDRESS	DATE OF BIRTH OR VOTER REGISTRATION #	OFFICIAL SIGNATURE
1)	<i>[Handwritten signature]</i>		
2) MARY GILBERT	9999 Collins Ave.	12-31-44	Mary Gilbert
3) ESIE HOWARD	9999 Collins Ave	6-30-46	Esie Howard
4) Eugene J. Howards	9999 Collins Ave	9 17 41	<i>[Handwritten signature]</i>
5)			
6)			
7)			
8)			
9)			
10)			

The undersigned is the circulator of the foregoing paper containing 3 signatures. Each appended thereto was made in my presence and is the genuine signature of the person whose name it purports to be.

Signature of Circulator: David Albaum Date: 6/13/16

Pursuant to Village Code Section 8-6(b), this petition must be signed by at least ten electors who are qualified to vote in the election, and filed with the Village Clerk, during the qualifying period. The Miami-Dade County Elections Department encourages additional signatures to be obtained, in case there are any verification problems.

BAL HARBOUR VILLAGE  
RECEIVED

# BAL HARBOUR

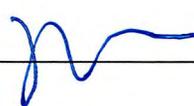
- VILLAGE -

## PETITION FOR CANDIDATE FOR OFFICE OF COUNCILMEMBER

2016 JUN 23 AM 10:34  
PETITION FOR PLACING THE NAME OF David J. Alldum for Councilmember on ballot, for election to be held at Bal Harbour Village, Florida, November 8, 2016.

We, the undersigned electors, who are qualified to vote in the election to be held November 8, 2016, in the Village of Bal Harbour, Florida, to fill the office of Councilmember of Bal Harbour, by this, our written petition, signed by us, do request that you be a candidate at said election for the said office of Councilmember.

We also request the Village Clerk to place the name of David J. Alldum on the ballot for the election of November 8, 2016.

PRINTED NAME OF PETITIONER	RESIDENCE ADDRESS	DATE OF BIRTH OR VOTER REGISTRATION #	OFFICIAL SIGNATURE
1) Jessica Rivera	9930 Collins Ave # 15, Bal Harbour 33149	05/04/76 11 0046088	 SD
2)			
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

The undersigned is the circulator of the foregoing paper containing 1 signatures. Each appended thereto was made in my presence and is the genuine signature of the person whose name it purports to be.

Signature of Circulator: David Alldum Date: 6/13/16

Pursuant to Village Code Section 8-6(b), this petition must be signed by at least ten electors who are qualified to vote in the election, and filed with the Village Clerk, during the qualifying period. The Miami-Dade County Elections Department encourages additional signatures to be obtained, in case there are any verification problems.



# BAL HARBOUR

- VILLAGE -

June 24, 2016

Kimberly M. Keels  
Voter Services Division  
Miami-Dade Elections Department  
2700 N.W. 87<sup>th</sup> Avenue  
Miami, FL 33172

RECEIVED  
2016 JUN 27 AM 11:55  
MIAMI-DADE COUNTY  
ELECTIONS DEPARTMENT

**Re: Verification of Petition Signatures for Council Candidate David J. Albaum**

Ms. Keels:

Attached are the original signed petitions for Village candidate, David J Albaum. Also enclosed is a campaign check for \$2.30 (10 cents per signature). Mr. Albaum filed his intent to run for office on May 27, 2016.

Village Code, (Sec. 8-6) requires verification of a least ten (10) valid signatures in order for the petition to be sufficient. Valid signatures would be those from electors who are qualified to vote in Bal Harbour Village. Please verify signatures in accordance with Village Code Section 8-6.

Please return the original petition forms to me, along with certification of the number of valid signatures. Let me know if you have any questions at (305) 993-7318, or via email at [ddanie@balharbourfl.gov](mailto:ddanie@balharbourfl.gov).

Sincerely,



Dwight S. Danie  
Village Clerk





# BAL HARBOUR

BAL HARBOUR VILLAGE  
RECEIVED

- V I L L A G E -

2016 AUG 15 AM 9: 11

## Loyalty Oath

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, David ALbdum, a citizen of the State of Florida and of the United States of America, and a candidate for public office, who, if elected, will be a recipient of public funds as such officer, do hereby solemnly swear of affirm that I will support the Constitution of the United States and of the State of Florida.



Signature of Candidate

9930 collinse Ave #16  
BdL Harbour, FL 33154  
Address

SWORN TO AND SUBSCRIBED before me this 15<sup>th</sup> day of August 2016, 2016.



Notary Public, State of Florida, at large  
My Commission Expires:

[FSS 876.05]



# BAL HARBOUR

- V I L L A G E -

## Residency Affidavit

I, David Albtum, now reside in and have continuously resided, for a period of at least one (1) year immediately prior to the filing of this Affidavit, within the corporate limits of Bal Harbour Village, Florida (the "Village"), at the following address during the periods of time stated below:

ADDRESS

DATES

9930 Collins Ave #16  
BAL Harbour, FL 33154

From 2/14 To 9/15

9930 Collins Ave #5  
BAL Harbour, FL 33154

From 9/15 To Present

David Albtum  
Signature of Candidate

Sworn to and subscribed before me by the above-named candidate this 15 day of August, 2016.

Dwight S. Danie  
Dwight S. Danie, Village Clerk  
Bal Harbour Village Supervisor of Elections

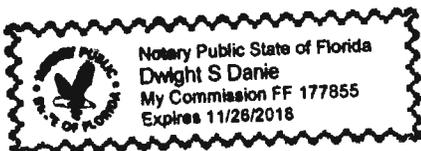
STATE OF FLORIDA; COUNTY OF MIAMI-DADE

The foregoing affidavit was sworn to and subscribed before me by the above-described candidate this 20 day of ~~August~~ April 2016, who is () personally known to me, or () produced Driver's License as identification.

Dwight S. Danie  
Signature of Notary Public

**RECEIVED**  
APR 19 2016  
By Dwight S. Danie  
Printed Name of Notary Public

My Commission Expires:



FORM 1

STATEMENT OF FINANCIAL INTERESTS

2015

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

ALBAUM David Joseph

MAILING ADDRESS :

9930 Collins Ave #16

CITY :

BAL Harbour

ZIP :

33154

COUNTY :

Dade

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

City Council District 4

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

CHECK ONLY IF [X] CANDIDATE OR [ ] NEW EMPLOYEE OR APPOINTEE

2016 AUG 15 AM 9:12

BAL HARBOUR VILLAGE RECEIVED

\*\*\*\* BOTH PARTS OF THIS SECTION MUST BE COMPLETED \*\*\*\*

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one):

[X] DECEMBER 31, 2015 OR [ ] SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: \_\_\_\_\_

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):

[ ] COMPARATIVE (PERCENTAGE) THRESHOLDS OR [X] DOLLAR VALUE THRESHOLDS

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

Table with 3 columns: NAME OF SOURCE OF INCOME, SOURCE'S ADDRESS, DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY. Includes entries for Social Security and Rental Income.

PART B -- SECONDARY SOURCES OF INCOME

[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

Table with 4 columns: NAME OF BUSINESS ENTITY, NAME OF MAJOR SOURCES OF BUSINESS' INCOME, ADDRESS OF SOURCE, PRINCIPAL BUSINESS ACTIVITY OF SOURCE. Entry: "NONE"

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

Table with 1 column: REAL PROPERTY. Entry: "NONE"

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

**PART D — INTANGIBLE PERSONAL PROPERTY** [Stocks, bonds, certificates of deposit, etc. - See instructions]  
(If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
stocks	E-Trade

**PART E — LIABILITIES** [Major debts - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR
c Arm dx	P.O. Box 440609 Kennesaw, GA 30160

**PART F — INTERESTS IN SPECIFIED BUSINESSES** [Ownership or positions in certain types of businesses - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
		"None"
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

**PART G — TRAINING**

For **elected municipal officers** required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

**SIGNATURE OF FILER:**

Signature:

Wail Albrun

Date Signed:

8/15/16

**CPA or ATTORNEY SIGNATURE ONLY**

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, \_\_\_\_\_, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

**FILING INSTRUCTIONS:**

**WHAT TO FILE:**

After completing all parts of this form, **including signing and dating it**, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

**NOTE:**

**MULTIPLE FILING UNNECESSARY:**

A candidate who previously filed Form 1 because of another public position must file a copy of his or her Form 1 when qualifying. A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

**Facsimiles will not be accepted.**

**WHERE TO FILE:**

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

**Local officers/employees** file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

**State officers or specified state employees** file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303.

**Candidates** file this form together with their qualifying papers.

To determine what category your position falls under, see page 3 of instructions.

**WHEN TO FILE:**

**Initially**, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter**, file by July 1 following each calendar year in which they hold their positions.

**Finally**, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2015.

BAL HARBOUR VILLAGE  
RECEIVED

2016 AUG 15 AM 9:12



Voter Information Card  
Miami-Dade County, FL

Tarjeta de Información del Elector  
Condado de Miami-Dade, FL

Kat Enfòmasyon Vòtè  
Konte Miami-Dade, FL

David Joseph Albaum  
9930 Collins Ave APT 16  
Bal Harbour FL 33154

ISSUED  
EMITIDA  
ENPRIME

05/20/16

Bring photo identification  
when voting.

Para votar, presente una  
identificación con fotografía.

Tanpri pote yon pyes idantifikasyon  
ki gen foto w sou li le w ap vin vote.

Registration No.  
Núm. de Inscripción  
Nim. Enskripsyon

123497551

Voting Location | Centro de Votación | Lokal Biwo Vòt

Bal Harbour Parks & Recreation Centre  
18 Bal Bay Drive

Precinct No.  
Núm. del Recinto  
Nim. Biwo Vòt

006

Date of Birth  
Fecha de Nacimiento  
Dat Nesans

1953/03/07

Registration Date  
Fecha de Inscripción  
Dat Enskripsyon

2016/04/19

Party Affiliation | Afiliación Partidista | Pati Politik

REPUBLICAN PARTY OF FLORIDA

Penelope Townsley

Supervisor of Elections | Supervisora de Elecciones | Sipèvizè Eleksyon

You are eligible to vote for the representatives from the districts listed below.  
Ud: puede votar por los representantes de los distritos enumerados abajo.  
W elijib pou w vote pou reprezantan ki nan distrik ki ekri anba la yo.

Congress  
Congreso  
Kongrè

23

State Senate  
Senado Estatal  
Sena Eta a

35

State House  
Cámara Estatal  
Lacham Eta a

100

County Commission  
Comisión del Condado  
Komisyon Konte

4

School Board  
Junta Escolar  
Asamblea Edikasyon

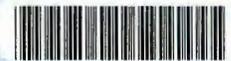
3

Community Council  
Consejo Comunitario  
Konsej Kominotè

N/A

Municipality | Municipio | Minisipalite

BAL HARBOUR



BAL HARBOUR VILLAGE  
RECEIVED

2016 AUG 15 AM 9:12

**Miami-Dade Elections Department**  
**Departamento de Elecciones de Miami-Dade**  
**Deputman Eleksyon Miami-Dade**

• **Address change within Miami-Dade County**

Please contact us by:

phone		305-499-VOTE (8683)
e-mail		register@miamidade.gov
mail		PO Box 521550 • Miami, FL 33152
fax		305-499-8371

• **If you need to change your political party, name, and/or address to another Florida county, you must complete a new voter registration form.**

Forms can be downloaded by going to our website at [www.miamidade.gov/elections](http://www.miamidade.gov/elections) or by going to a branch office. Call 305-499-VOTE for the closest location.

• **Cambio de dirección dentro del Condado de Miami-Dade**

Por favor, comuníquese con nosotros por:

teléfono		305-499-VOTE (8683)
correo electrónico		register@miamidade.gov
correo		PO Box 521550 • Miami, FL 33152
fax		305-499-8371

• **Para cambiar su partido político, nombre y/o su dirección para otro condado de la Florida es necesario rellenar un nuevo formulario de inscripción para votar.**

Estos formularios están disponibles en [www.miamidade.gov/elections](http://www.miamidade.gov/elections) o en una oficina sucursal. Llame al 305-499-VOTE para averiguar la dirección de la oficina más cercana a usted.

• **Chanjman adrès andedan Konte Miami-Dade**

Tanpri kontakte nou pa:

telefòn		305-499-VOTE (8683)
imel		register@miamidade.gov
lapòs		PO Box 521550 • Miami, FL 33152
faks		305-499-8371

• **Pou chanje pati politik, non ak/oswa adrès w a yon lòt konte Florid li nesèsè pou ranpli yon nouvo fòm enskripsyon votè.**

Fòm yo disponib sou sitwèb nou an nan [www.miamidade.gov/elections](http://www.miamidade.gov/elections) oswa nan yon sikisal biwo nou. Rele 305-499-VOTE pou jwenn sa ki pre lakay w.

Any questions? | ¿Preguntas? | Okenn kesyon?  
305-499-VOTE (8683) • TTY: 305-499-8480

COMMITTEE TO ELECT 05-16  
DAVID J. ALBAUM  
CAMPAIGN CANDIDATE ACCOUNT  
9930 COLLINS AVE APT 16  
BAL HARBOUR, FL 33154

104

63-1482/670  
981

8/15/16

Date

Pay to the  
Order of

BdL Harbour Village

\$ 12.00

Twelve & 00/100

Dollars



Photo  
Safe  
Deposit™  
Details on bank



America's Most Convenient Bank®

For

state Assessment Fee

*David Alh*

MP

⑆067014822⑆ 4326070515⑆ 0104

Harland Clarke

TD Bank, N.A.

2016 AUG 15 AM 9:12

BAL HARBOUR VI  
RECEIVED



Apartment Lease Contract

BAL HARBOUR VILLAGE RECEIVED



Date of Lease Contract: July 31, 2015 (when the Lease Contract is filled out)

This is a binding document. Read carefully before signing. 2016 AUG 13 AM 9:12

Moving In - General Information

1. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract): David J. Albaum

and us, the owner: JJB Investment Corporation

(name of apartment community or title holder). You've agreed to rent Apartment No. 16 at 9930 Collins Avenue #16 in Bal Harbour Florida, 33154 (zip code) for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

The Owner or Manager of these apartments is JMG Realty, Inc.

whose address is 4840 Dairy Road, Suite 104, Melbourne, FL 32904

Such person or company is authorized to receive notices and demands in the landlord's behalf.

A lease termination notice must be given in writing. Notice to the landlord must be delivered to the management office at the apartment community or any other address designated by management as follows: 9930 Collins Ave, Bal Harbour, FL 33154

Notice to the tenant must be delivered to the Resident's address as shown above.

2. OCCUPANTS. The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract):

No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.

3. LEASE TERM AND TERMINATION NOTICE REQUIREMENTS. The initial term of the Lease Contract begins on the 1st day of September, 2015, and ends at midnight the 31st day of August, 2016. This Lease Contract will automatically renew month-to-month unless either party gives at least 30 days' written notice of termination or intent to move-out as required by this paragraph and paragraph 37. If the number of days isn't filled in, at least 30 days' notice is required. In the event you fail to provide us with the required number of days' written notice of termination and intent to vacate coinciding with the lease expiration date, as required by this paragraph and paragraph 37, you acknowledge and agree that you shall be liable to us for liquidated damages in the sum of \$ 1950.00 (equal to one month's rent) in accordance with Fla. Stat. §83.575(2). This liquidated damages amount is exclusive to insufficient notice under this paragraph and paragraph 37, and does not limit collection rights with regard to other amounts potentially owed to us. If the lease term is not a month-to-month tenancy, we must notify you with written notice no later than 30 days before the end of the lease term if the lease will not be renewed

Month-to-Month Tenancies: In the event this Lease Contract renews on a month-to-month basis, you must pay the amount of rent we charge at the time the month-to-month tenancy commences pursuant to this paragraph and paragraph 15, inclusive of any applicable month-to-month fees and/or premiums. We may change your rent at any time thereafter

Any security deposit or advance rent you paid is being held in one of the following three ways as indicated below [Landlord check one option]:

COPY

1. In a separate NON-INTEREST bearing account for your benefit in the following bank: Sun Trust Bank

whose address is Atlanta, GA

2. In a separate INTEREST bearing account for your benefit in the following bank:

whose address is

If an interest bearing account, you will be entitled to receive and collect interest in an amount of at least 75 percent of the annualized average interest rate payable on such account or interest at the rate of 5 percent per year, simple interest, whichever the landlord elects.

3. In a commingled account at the following bank

whose address is

provided that the landlord posts a surety bond with the county or state, as required by law, and pays you interest on your security deposit or advance rent at the rate of 5 percent per year simple interest.

Handwritten initials

Initials of Resident. Resident acknowledges receiving a copy of F.S. 83.49(2)(d) which provides as follows:

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

5. KEYS AND FURNITURE. You will be provided 2 apartment key(s), 2 mailbox key(s), and other access devices for. Your apartment will be furnished or unfurnished. See paragraph 9, Locks and Latches.

6. RENT AND CHARGES. Unless modified by addenda, you will pay \$ 1950.00 per month for rent, payable in advance and without demand:



BAL HARBOUR VILLAGE RECEIVED



Apartment Lease Contract

2016 AUG 15 AM 9:12

Date of Lease Contract: November 26, 2014 (when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

Moving In -- General Information

1. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract): David J. Albaum

JJB Investment Corporation and us, the owner:

(name of apartment community or title holder). You've agreed to rent Apartment No. 05, at 9930 Collins Avenue #5 (street address) in Bal Harbour (city), Florida, 33154 (zip code) for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

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No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.

3. LEASE TERM AND TERMINATION NOTICE REQUIREMENTS. The initial term of the Lease Contract begins on the 1st day of February, 2015, and ends at midnight the 31st day of January, 2016. This Lease Contract will automatically renew month-to-month unless either party gives at least 30 days' written notice of termination or intent to move out as required by this paragraph and paragraph 37. If the number of days isn't filled in, at least 30 days' notice is required. In the event you fail to provide us with the required number of days' written notice of termination and intent to vacate coinciding with the lease expiration date, as required by this paragraph and paragraph 37, you acknowledge and agree that you shall be liable to us for liquidated damages in the sum of \$ 1310.00 (equal to one month's rent) in accordance with Fla. Stat. §83.575(2). This liquidated damages amount is exclusive to insufficient notice under this paragraph and paragraph 37, and does not limit collection rights with regard to other amounts potentially owed to us. If the lease term is not a month-to-month tenancy, we must notify you with written notice no later than 30 days before the end of the lease term if the lease will not be renewed.

Month-to-Month Tenancies: In the event this Lease Contract renews on a month-to-month basis, you must pay the amount of rent we charge at the time the month-to-month tenancy commences pursuant to this paragraph and paragraph 15, inclusive of any applicable month-to-month fees and/or premiums. We may change your rent at any time

Any security deposit or advance rent you paid is being held in one of the following three ways as indicated below [Landlord check one option]:

1. In a separate NON-INTEREST bearing account for your benefit in the following bank: Sun Trust Bank whose address is Atlanta, GA



2. In a separate INTEREST bearing account for your benefit in the following bank: whose address is

If an interest bearing account, you will be entitled to receive and collect interest in an amount of at least 75 percent of the annualized average interest rate payable on such account or interest at the rate of 5 percent per year, simple interest, whichever the landlord elects.

3. In a commingled account at the following bank whose address is

provided that the landlord posts a surety bond with the county or state, as required by law, and pays you interest on your security deposit or advance rent at the rate of 5 percent per year simple interest.

Initials of Resident. Resident acknowledges receiving a copy of F.S. 83.49(2)(d) which provides as follows:

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

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6. RENT AND CHARGES. Unless modified by addenda, you will pay \$ 1310.00 per month for rent, payable in advance and without demand: