

STATE OF FLORIDA  
FLORIDA ELECTIONS COMMISSION

In Re: **BOMA Florida PAC (CCE), and  
Richard M. Beaver, Treasurer**

Case No.: **FEC 13-284**

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**TO:** Emmett Mitchell IV, Esquire  
Coates Law Firm PL  
115 East Park Avenue, Suite 1  
Tallahassee, FL 32301

Division of Elections  
500 S Bronough Street  
Room 316  
Tallahassee, FL 32399

**NOTICE OF HEARING (AUTOMATIC FINE)**

A hearing will be held in this case before the Florida Elections Commission on **February 25, 2014, at 9:00 am, or as soon thereafter as the parties can be heard**, at the following location: **Senate Office Building, Room S-110, 404 South Monroe Street, Tallahassee, FL 32399.**

Failure to appear in accordance with this notice will constitute a waiver of your right to participate in the hearing. Continuances will be granted only upon a showing of good cause.

This hearing will be conducted pursuant to Section 106 25, Florida Statutes, which governs your participation as follows:

**If you are the Respondent**, you may attend the hearing, and you or your attorney will have *5 minutes* to present your case to the Commission. However, some cases (including those in which consent orders or recommendations for no probable cause are being considered) may be decided by an *en masse* vote and, unless you request to be heard or the Commission requests that your case be considered separately on the day of the hearing, your case will *not* be individually heard.

**If you are the Complainant**, you may attend the hearing, but you will *not* be permitted to address the Commission. In addition, some cases (including those in which consent orders or recommendations for no probable cause are being considered) may be decided by an *en masse* vote and, unless the Respondent requests to be heard or the Commission requests that the case be considered separately on the day of the hearing, the case will *not* be individually heard.

**If you are an Appellant**, and you have requested a hearing, you may attend the hearing, and you or your attorney will have *5 minutes* to present your case to the Commission.

Please be advised that both confidential and public cases are scheduled to be heard by the Florida Elections Commission on this date. As an Appellant, Respondent or Complainant in one case, you will *not* be permitted to attend the hearings on other confidential cases.

The Commission will electronically record the meeting. Although the Commission's recording is considered the official record of the hearing, the Respondent may provide, at his own expense, a certified court reporter to also record the hearing.

If you require an accommodation due to a disability, contact Donna Malphurs at (850) 922-4539 or by mail at 107 West Gaines Street, The Collins Building, Suite 224, Tallahassee, Florida 32399, at least 5 days before the hearing.

**See further instructions on the reverse side.**

*Amy McKeever Toman*  
Executive Director  
Florida Elections Commission  
February 4, 2014

Please refer to the information below for further instructions related to your particular hearing:

If this is a hearing to consider **an appeal from an automatic fine**, the Filing Officer has imposed a fine on you for your failure to file a campaign treasurer's report on the designated due date and, by filing an appeal, you have asked the Commission to consider either (1) that the report was in fact timely filed; or (2) that there were unusual circumstances that excused the failure to file the report timely. You are required to prove your case. If the Commission finds that the report was filed timely or that there were unusual circumstances that excused the failure, it may waive the fine, in whole or in part. The Commission may reduce a fine after considering the factors in Section 106 265, Florida Statutes. If the Commission finds that the report was not timely filed and there were no unusual circumstances, the fine will be upheld.

If this is a hearing to consider a **consent order before a determination of probable cause has been made**, the Commission will decide whether to accept or reject the consent order. If the Commission accepts the consent order, the case will be closed and become public. If the Commission rejects the consent order or does not make a decision to accept or deny the consent order, the case will remain confidential, unless confidentiality has been waived.

If this is a hearing to consider a **consent order after a determination of probable cause has been made**, the Commission will decide whether to accept or reject the consent order. If the Commission accepts the consent order, the case will be closed. If the Commission rejects the consent order or does not make a decision to accept or deny the consent order, the Respondent will be entitled to another hearing to determine if the Respondent committed the violation(s) alleged.

If this is a **probable cause hearing**, the Commission will decide if there is probable cause to believe that the Respondent committed a violation of Florida's election laws. Respondent should be prepared to explain how the staff in its recommendation incorrectly applied the law to the facts of the case. *Respondent may not testify, call others to testify, or introduce any documentary or other evidence at the probable cause hearing.* The Commission will only decide whether Respondent should be *charged* with a violation and, before the Commission determines whether a violation has occurred or a fine should be imposed, Respondent will have an opportunity for another hearing at which evidence may be introduced.

If this is an **informal hearing**, it will be conducted pursuant Sections 120 569 and 120 57(2), Florida Statutes; Chapter 28 and Commission Rule 2B-1 004, Florida Administrative Code. At the hearing, the Commission will decide whether the Respondent committed the violation(s) charged in the Order of Probable Cause. The Respondent will be permitted to testify. However the Respondent may not call witnesses to testify.

Respondent may argue why the established facts in the Staff Recommendation do not support the violations charged in the Order of Probable Cause. At Respondent's request, the Commission may determine whether Respondent's actions in the case were willful. The Respondent may also address the appropriateness of the recommended fine. If Respondent claims that his limited resources make him unable to pay the statutory fine, *he must provide the Commission with written proof of his financial resources* at the hearing. A financial affidavit form is available from the Commission Clerk.

**FLORIDA ELECTIONS COMMISSION  
CASE REPORT  
Case Number: FEC-13-284**

**NAME:** BOMA FLORIDA PAC

**DATE APPEAL RECEIVED:** 11/8/13

**DATE HEARD BY FEC:** n/a

**DATE HEARING REQUEST RECEIVED:** n/a

**DATE REPORT DUE:** 10/10/13 (2013 Q3)

**DATE OF ELECTRONIC RECEIPT:** 10/28/13

**DATE FILING OFFICER RECEIVED REPORT:** 10/28/13

**NUMBER OF DAYS LATE:** 18

**AMOUNT OF FINE:** \$7,264.03

**FINE BASED ON:**        ( ) NUMBER OF DAYS                    ( ) 25% OF RECEIPTS                    (X) 25% OF EXPENDITURES

**TOTAL RECEIPTS FOR REPORTING PERIOD:** \$0

**TOTAL EXPENDITURES FOR REPORTING PERIOD:** \$29,056 10

**DATE FIRST NOTIFICATION WAS RECEIVED:** 10/23/13

CANDIDATE [ ]	STATE [X]
PC [ ]	DISTRICT [ ]
CCE [X]	COUNTY [ ]
POLITICAL PARTY [ ]	CITY [ ]
ECO [ ]	

**SUMMARY:** BOMA Florida PAC was a committee of continuous existence (CCE) registered with the State of Florida. The CCE's chair was Chris Rotolo and its treasurer is Richard Beaver. BOMA Florida PAC has hired Emmett Mitchell IV to represent them.

The CCE is appealing the fine claiming that the treasurer incorrectly thought that he had filed the 2013 Q3 Report prior to the due date. According to Mr. Mitchell, the CCE was required to disburse of all funds on deposit and cease operations no later than 9/30/13. BOMA disbursed of all their funds by donating to a charitable entity on 8/14/13. He states that a report was created in the EFS system detailing the donation. "However, because the CCE was not listed as closed with the Division of Elections and the reporting cycle did not end until September 30, 2013, the EFS system would not allow the Treasurer, Richard Beaver, to actually "file" the report. The report was access again on September 23, 2013, but the report could still not be "filed". On October 1, 2013, Mr. Beaver attempted to access the EFS system to file the report. He believed he had successfully filed the report on October 1, 2013. The report was not due until October 10, 2013. He believed the report had been successfully filed until he received a notice from the Division." Mr. Mitchell states that the report was filed on 10/28/13, immediately after Mr. Beaver received the failure-to-file notice. "He also contacted the Division by telephone on October 28, 2013 to ensure that the report was correctly filed."

- The 2013 Q3 Report covers the time period from 7/1/13 through 9/30/13
- The CCE reported receiving 0 contributions, while making 1 expenditure
- The 2013 Q3 Queued-Transactions Report reflects that this report was created on 8/14/13 at approximately 5:02 pm, reviewed and recalculated on 8/14/13 and 9/23/13, before being filed on 10/28/13 at approximately 5:01 pm

In a 1/15/14 telephone interview with David Beach, DOE representative, I was advised that the earliest the 2013 Q3 Report could have been filed would have been on 9/30/13, the last day of the reporting period.

**PRIOR CASES:** This CCE has appeared before the Commission on one previous occasion. In FEC 09-111; no unusual circumstances was found for a violation of 106 07(1), Florida Statutes.

C.O. ✓

COATES LAW FIRM, PL  
ATTORNEYS AT LAW

RICHARD E. COATES  
EMMETT MITCHELL, IV  
ROGER N. BEAUBIEN

115 EAST PARK AVENUE, SUITE 1  
TALLAHASSEE, FLORIDA 32301  
(850) 681-1029  
FAX: (208) 248-9038

NOREEN A. FENNER\*  
\*Not an attorney

January 8, 2014

Florida Elections Commission  
107 West Gaines Street  
Suite 224, Collins Building  
Tallahassee, Florida 32399-1050

RE: Case Number FEC 13-284  
BOMA Florida PAC

RECEIVED  
2014 JAN - 8 P 4: 17  
STATE OF FLORIDA  
ELECTIONS COMMISSION

Dear Commissioners:

This firm represents BOMA Florida PAC (BOMA), a closed committee of continuous existence (CCE), in the above-referenced automatic fine matter. A Notice of Appearance has previously been filed with your office

As you know, statutory changes became effective in 2013 requiring CCEs to disburse all funds on deposit and cease operations no later than September 30, 2013. In accordance with its bylaws and in advance of the September 30, 2013 deadline imposed by Chapter 2013-37, Laws of Florida, BOMA donated \$29,056.10 to a charitable entity on August 14, 2013. The donation zeroed out the CCE bank account

Also on August 14, 2013, a report was created in the State of Florida Electronic Filing System (EFS), detailing the above-mentioned donation. However, because the CCE was not listed as closed with the Division of Elections (Division) and the reporting cycle did not end until September 30, 2013, the EFS system would not allow the Treasurer, Richard Beaver, to actually "file" the report. The report was accessed again on September 23, 2013, but the report could still not be "filed". On October 1, 2013, Mr. Beaver attempted to access the EFS system to file the report. He believed he had successfully filed the report on October 1, 2013. The report was not due until October 10, 2013. He believed the report had been successfully filed until he received a notice from the Division.

On October 23, 2013, thirteen days after the report's due date, the Division issued a letter to BOMA informing it that the October 10, 2013 report had not been received. Mr. Beaver received this letter on Saturday, October 26, 2013, by US Mail. Upon receipt of the letter, Mr. Beaver took immediate steps to correct the error, as evidenced by the fact that the EFS system was accessed and the report filed on October 28, 2013. He also contacted the Division by telephone on October 28, 2013 to ensure that the report was correctly filed

As previously stated, Mr. Beaver believed the report had been filed on October 1, 2013. As the Division of Elections states in its October 23, 2013 letter, the Division is required to "immediately" notify filers of any reports not received by the Division. Unfortunately, the Division's letter was not even

generated until 13 days after the report due date. Because of this delay, the maximum automatic fine has been imposed. Had BOMA been notified more timely, the amount of the automatic fine would have been significantly less.

Additionally, the fine amount is based upon 25% of the dissolution expenditure of \$29,056.10. No contributions were collected by BOMA during the reporting period and the only expenditure was to zero out the account by making a donation to a charitable entity. As such, imposing a \$7,264.03 fine upon the officers of a closed CCE seems particularly harsh. Since the CCE is closed and all funds have been disbursed in accordance with Florida Statutes, the officers of the CCE are jointly and severally liable for the imposed automatic fine.

BOMA has been exceptionally responsive to this matter as evidenced by the filing of the October 10, 2013 report immediately after BOMA received notification that it had not been received by the Division. Additionally, in response to the Division's fine letter generated on October 30, 2013, Mr. Beaver sent a letter to the Division on November 4, 2013, requesting that the automatic fine be waived. When he was informed that an appeal must be filed with the Florida Elections Commission, he took immediate steps to file the appeal, speaking with the Commission Clerk and emailing an appeal letter to her on November 8, 2013.

For the foregoing reasons, BOMA respectfully requests that the fine of \$7,264.03 be waived in its entirety.

Sincerely,



Emmett Mitchell, IV



PAC

13-284

2013 Officers

Chair

**Chris Rotolo**  
BOMA Ft  
Lauderdale/Palm  
Beaches

Vice Chair

**Diane Sitzer**  
BOMA Orlando

Treasurer

**Rick Beaver**  
BOMA Jacksonville

2012

Representatives

**Terri-Lynne  
Mitchell**  
BOMA Greater  
Tampa Bay

**Murray Greene**  
BOMA Miami-Dade

**Barbara Zeier**  
BOMA Tallahassee

**Richard King**  
BOMA Southwest  
Florida

**Lee Moffitt**  
Lobbyist

November 8, 2013

Florida Election Commission  
107 West Gaines Street  
Tallahassee, Florida 32399

Reference: CCE 37930

To whom it may concern:

I am in receipt of your letter dated October 30, 2013. I would like to ask for forgiveness of the fine assessment for the following reasons

We have dissolved our CCE pursuant to the changes in law enacted by the Legislature this year. The funds were withdrawn 8-14-13 and given to a 501(c) as stated in our Bylaws.

The Q3 report was prepared and ready for submission to the online reporting system on 8-14-13 and then again on 9-23-13. I was not able to submit until 10-1-13 which I thought I had. Why my 10-1-2013 submission did not go through must be related to entering my PIN.

As you can see from our record over the past several years we have done our best to understand the online reporting and comply with all of the reporting requirements. We have been a relatively small CCE and are a volunteer organization.

As Treasurer of this CCE I apologize for thinking I had complied with filling our last report and ask for reconsideration of this fine.

Is our CCE dissolved within the system as of this date or will I be required to submit further documents to insure we have complied with the deadline of 9-30-2013?

Sincerely,

Richard M. Beaver  
Treasurer

**Building Owners and Managers Association  
of Florida PAC**

c/o Rick Beaver  
3338 Riverside Avenue  
Jacksonville, FL 32205

[Melanie@bomaflorida.org](mailto:Melanie@bomaflorida.org) \* [www.bomaflorida.org](http://www.bomaflorida.org)



FLORIDA DEPARTMENT OF STATE

**Ken Detzner**  
Secretary of State

DIVISION OF ELECTIONS

October 23, 2013

Rick Beaver, Treasurer  
BOMA Florida PAC  
3338 Riverside Avenue  
Jacksonville, FL 32205-2205

Re: CCE 37930

Dear Mr. Beaver:

Your campaign treasurer's report, which was due October 10, 2013, has not been received.

Section 106 04(9)(b), Florida Statutes, requires that the filing officer immediately notify you of the failure to file this report and that a fine will be assessed of \$50 per day for the first 3 days a report is late and, thereafter \$500 per day, although a fine cannot exceed 25% of the total receipts or expenditures, whichever is greater, for the period covered by the late report

Once your report is filed, this office will notify you of the specific amount of your fine. Fines must be paid to the filing officer within 20 days of receipt of the payment due notice

Please be advised, however, that failure to file a campaign treasurer's report may constitute a violation of Chapter 106, Florida Statutes, independent of the automatic fine violation referenced above. Therefore, if you fail to file a report, the division will turn the matter over to the Florida Elections Commission

Section 106.265(1), Florida Statutes, authorizes the Florida Elections Commission to impose a civil penalty up to \$1,000 per count for each willful violation of Chapter 106

If you have any questions, please contact the help desk at (850) 245-6280

Sincerely,

A handwritten signature in black ink that reads "Kristi Reid B".

Kristi Reid Bronson, Chief  
Bureau of Election Records

cc: Chris Rotolo, Chairperson

**FLORIDA DEPARTMENT OF STATE, DIVISION OF ELECTIONS  
CAMPAIGN TREASURER'S REPORT SUMMARY**

(1) BOMA Florida PAC (2) 37930  
Candidate, Committee or Party Name I D Number

(3) 7050 West Palmetto Park Road Boca Raton FL 33433  
Address (number and street) City State Zip Code

Check box if address has changed since last report

(4) Check appropriate box(es):

Candidate (office sought):  
 Political Committee  Check If PC has DISBANDED  
 Committee of Continuous Existence  Check If CCE has DISBANDED  
 Party Executive Committee

(5) REPORT IDENTIFIERS

Cover Period: From 07/01/2013 To 09/30/2013 Report Type: Q3

Original  Amendment  Special Election Report

(6) CONTRIBUTIONS THIS REPORT

Cash & Checks	\$0 00
Loans	\$0 00
<i>Total Monetary</i>	\$0 00
In-Kind	\$0 00

(7) EXPENDITURES THIS REPORT

Monetary Expenditures	\$29,056 10
Transfers to Office Account	\$0 00
<i>Total Monetary</i>	\$29,056 10

(8) Other Distributions

Certification

It is a first degree misdemeanor for any person to falsify a public record (ss 839.13, F.S.)

I certify that I have examined this report and it is true, correct and complete

Name of  Treasurer  Deputy Treasurer

X  
Signature

I certify that I have examined this report and it is true, correct and complete

Name of  Candidate  Chairman (PC/PTY Only)

X  
Signature



ID:

**CAMPAIGN TREASURER'S REPORT - ITEMIZED CONTRIBUTIONS**

Name: BOMA Florida PAC

Report: 2013 Q3

Period: 07/01/2013 to 09/30/2013

**\*\* Records in Filed Report \*\***

Seq # Date	Full Name (Last, Suffix, First, Middle Street Address & City, State, Zip	Contributor	Occupation	Amount Amend
		Type	In-Kind Description	

ID: 37930

CAMPAIGN TREASURER'S REPORT - ITEMIZED EXPENDITURES

Page 1 of 1

Name: BOMA Florida PAC

Report: 2013 Q3

Period: 07/01/2013 to 09/30/2013

\*\* Records in Filed Report \*\*

Seq # Date	Full Name (Last, Suffix First, Middle Street Address & City, State, Zip	Type	Purpose	Amount Amend
1 08/14/2013	BOMA OF FLORIDA INC 7050 W PALEMETTO PARK ROAD #15-668 BOCA RATON, FL 33433	MON	DISSOLUTION OF CCE	\$29,056 10

**FLORIDA ELECTIONS COMMISSION**  
**PHONE LOG**  
Case No.: FEC 13-284

**Respondent: BOMA Florida PAC**

**Complainant: Division of Elections**

1. **Date and time:** December 18, 2013 @ 1:00 Pm  
**Name:** Richard Beaver—Treasurer  
**Phone #:** (904) 693-9081  
**Summary:** I had telephone contact informing me that he attempted to file his 2013 Q3 Report on October 1, but did not find out that this attempt was unsuccessful until he received the failure-to-file letter. Respondent states that he did not intentionally violate any of the election laws. I explained the investigative process to Respondent. Respondent states that he didn't have any questions  
**Memo to File?** No  
**Entered by:** CKO
  
- 2 **Date and time:** December 30, 2013 @ 10:40 am  
**Name:** Noreen  
**Phone #:** (850) 212-0226  
**Summary:** I had telephone contact informing me that the notice of appearance was en route for this case and to request an extension due to them receiving this case today. I did not verify or deny that we have this case. NOA and extension request should be here by COB 1/2/14, due to Noreen currently being out of town.  
**Memo to File?** No  
**Entered by:** CKO
  
- 2 **Date and time:** January 15, 2014 @ 10:30 am  
**Name:** David Beach—DOE representative  
**Phone #:** (850) 245-6245  
**Summary:** I had telephone contact to inquire if the 2013 Q3 Report could have been filed before the due date. Mr. Beach advised me that this report would not be allowed to be filed early. I was advised that the TR Report is the only report that can be filed early, unless you are closing out your campaign account in a different reporting period, which is not the case in this matter. The earliest that the report could be filed in this matter would be the last day of the reporting period. I thanked Mr. Beach for his assistance with this matter  
**Memo to File?** No  
**Entered by:** CKO

**HISTORY NOTES**  
**BOMA Florida PAC - 37930**

Unique ID	Date Recorded	Last Edited Date	Originally Recorded By
24833	6/7/2011 9:30:00 AM		jmcollins
re: mail sent to chair Rotolo returned			
Ms Rotolo responded to my email as follows:			
"Good morning Mr Collins this is my correct address However, perhaps you should modify to add 'C/O Stiles Corporation' Also add 'Ms' See below Thanks "			
In looking at Ms Rotolo's letterhead I also noticed that the correct address is "Las Olas Boulevard" and not "Olas Boulevard" I made all these corrections in CanCom; the original COR 10 we received, naming Ms. Rotolo as chairperson, had the correct address I emailed Ms. Rotolo a scanned copy of the letter			
24828	6/7/2011 9:02:00 AM		jmcollins
mail sent to chair Rotolo returned			
Following is an email I sent to chair Chris Rotolo after a letter we sent to him was returned as undeliverable			
From: Collins, John M. "Jack" Sent: Tuesday, June 07, 2011 8:56 AM To: 'Chris.Rotolo@stiles.com' Subject: BOMA Florida PAC Chairperson's address			
Good morning Mr Rotolo,			
A letter we sent to you recently at:			
Mr. Chris Rotolo, Chairperson BOMA Florida PAC 301 East Olas Boulevard Fort Lauderdale FL 33301			
. was returned to us with the message "Attempted – Not Known – Unable to Forward"			
Please provide us with a viable address at which we can reach you			
Thanks,			
Jack Collins Division of Elections. etc			
23121	3/28/2011 8:36:00 AM		lbelvin
RE: Complete Annual Report			
They sent in a letter of explanation and the Division decided that it was sufficient			
22964	3/15/2011 12:58:00 PM		lbelvin
RE: Intent Letter they received			
10:51am			
Rick Beaver(treasurer) called and said that he had received an intent to Revoke Letter stating that they have not file the AR report. He said that he is working on this report and will have it done by Friday, March 18 2011 He said that he thought it was handle and is truly sorry for not having it filed. I explained that I would make a note in the system that he called regarding the Int letter and that he is working to get it filed He thanked me for my help.			
22813	3/8/2011 3:59:00 PM		lbelvin
RE: Intent to Revoke Sent-March 8 2011			
Intent to revoke letter was sent on March 8 2011 because 2010 Annual report was not filed			

**HISTORY NOTES**  
**BOMA Florida PAC - 37930**

<b>Unique ID</b>	<b>Date Recorded</b>	<b>Last Edited Date</b>	<b>Originally Recorded By</b>
22291	2/14/2011 12:05:00 PM		lbelvin
RE: Failure to File Annual Report Sent 2-8-2011			
Failure to File Annual report was sent Feb 8, 2011 for this committee			
19094	8/26/2010 3:31:00 PM		ebowen
RE: Returned Mail 2010 F3 FF			
Copy of letter re-mailed to chairperson at address in can-com			
18934	8/17/2010 4:53:00 PM		taholdeen
Additional note:			
executive director (Melanie)'s email address: melanie@bomaflorida.org			
18933	8/17/2010 4:49:00 PM		taholdeen
Email Reminder for the F3:			
Called (561) 395-6664, asked for Mr Jonathan Rubins, chairperson for this committee. Reached 'Melanie' (didn't catch her last name), she's the executive director. Apparently Mr. Rubins is a volunteer, and doesn't actually work out of that office. However, she is aware that his email address isn't correct. She was driving at the time of our conversation, and asked that I send her an email, with this information, and she would see to it that Mr. Rubins' got the information about the F3 being due Friday as well as updating his email address in EFS. I did email her with this information			
17676	6/3/2010 1:42:00 PM		ebowen
RE: 2010 Q1 Fine			
E-mail sent to Jonathan Rubins:			
Mr Rubins-			
The Division has not received payment of \$100.00 for the late filing of the 2010 Q1 report that was due April 12, 2010. Attached is a copy of the notification that was mailed to you. The fine must be paid from personal funds. Please call me upon receipt of this e-mail to discuss this issue.			
Thanks			
Erika Bowen (850)245-6250			

**HISTORY NOTES**  
**BOMA Florida PAC - 37930**

<b>Unique ID</b>	<b>Date Recorded</b>	<b>Last Edited Date</b>	<b>Originally Recorded By</b>
17518	5/20/2010 10:14:00 AM		ebowen
RE: 2010 Q1 Incomplete Audit			
Q1 notice e-mailed to chairperson Jonathan Rubins-			
Mr Rubins-			
The 2010 Q1 report is incomplete Attached are the errors that need to be corrected. Pursuant to Section 106 07(2), Florida Statutes, you have 3 days from receipt of this notice to amend the report Please call me if you need assistance amending the report			
Thanks			
Erika Bowen Division of Elections (850)245-6250			
15530	1/6/2010 10:05:00 AM		ebowen
2009 SF1 Fine			
Spoke with: Chris Kenna @ 222-2373			
Chris said that the committee was aware of the fine and had received the fine letters He stated that a check would be mailed out next week for payment of the fine			
14914	10/5/2009 11:03:00 AM		lbelvin
RE: New Treasurer			
10:54am (Transfer from Joel's desk)			
I received a call from Mr Richard Beaver who explained that he was the new treasurer for this committee He explained that they had received a letter stating that they were late filing a few reports He asked if I could help him I explained that I could and but I wanted to make sure that we had him updated as the new treasurer in our system He was NOT the treasurer that we have listed. I asked him if they have already notified our office of these changes and he said no They just had the meeting recently and all of the committee's problems were dumped in his lap. I gave him instructions and explained that we needed a letter in writing that he is the new treasurer and if the old treasurer had resigned or was removed He said that he would get the letter to us today. I explained to him how the treasurer pin works and what it was for I explained that the pin is the treasurer's electronic signature and it is used to sign the reports He said he would get all the documents together to make him the new treasurer in the system and to call me back when he is ready to file the late special election reports. I gave him my contact information for him to call me back when he is ready			
14634	9/2/2009 9:48:00 AM		ebowen
RE: 2009 Q2 Incomplete Audit			
Lm on voicemail for Chris Kenna @ 9:48 8:52 222-2373			

**HISTORY NOTES**  
**BOMA Florida PAC - 37930**

Unique ID	Date Recorded	Last Edited Date	Originally Recorded By
14550	8/25/2009 8:52:00 AM		ebowen
RE: 2009 Q2 Incomplete Audit			
Spoke with: Chris Kenna @ 8:52 222-2373			
I told Mr Kenna that the three corrections had not been made. He stated that he did go onto the EFS and thought he had filed the amendment correctly. He asked to give me a call back so that I could assist him with the amendment.			
14411	8/12/2009 9:37:00 AM		ebowen
RE: 2009 Q2 Incomplete Audit			
8/12-spoke with Chirs Kenna @ 9:36. will call me when corrections are made, by COB tomorrow (EB)			
13531	6/15/2009 1:28:00 PM		ebowen
RE: 2008 F3 Incomplete Audit			
Spoke with: Chris Kenna @ 1:25 22			
I told Mr Kenna that one error on the report needed to be corrected. The date for the first expenditure was incorrect. Mr Kenna said that he would look at the report today, make the revision and call me back when completed.			
13294	6/2/2009 2:51:00 PM		ebowen
RE: 2009 Q1 Incomplete Report			
Spoke with: Chris Keena @ 2:52 222-2373			
I walked Mr Kenna through correcting the errors and filing the report.			
12753	5/11/2009 9:34:00 AM		ebowen
RE: 2008 F3 Incomplete Audit			
Spoke with: Chris Keena 222-2373 @ 9:43			
Mr. Kenna was at an appt and said that he would call me back this afternoon about the errors.			
11855	4/20/2009 12:25:00 PM		ebowen
RE: 2008 F3 Incomplete Audit			
LM on voicemail @ 12:24 for Chris Keena 222-2373 asked him to return my call.			

**HISTORY NOTES**  
**BOMA Florida PAC - 37930**

Unique ID	Date Recorded	Last Edited Date	Originally Recorded By
8415	1/20/2009 3:31:00 PM		jmcollins
re: chair PIN			
per faxed request from chair Jonathan Rubins his PIN was emailed to him at jonathan.rubins@grubb-ellis.com			
4499	6/17/2008 10:05:00 AM		slwilson
Updates for new reg agent has been made for Boma Florida Pac!			
4368	6/5/2008 1:38:00 PM		ebowen
RE: Registered Agent Withdrawal			
Spoke with: Melanie Schrul			
Explained that Mr. Bodkin had sent a letter withdrawing himself as the registered agent. I explained that the committee needed to appoint a new registered agent and also file the Annual Report. I told her that a change of address could be faxed to the Division signed by the chairperson			
4242	5/28/2008 4:22:00 PM	6/5/2008 12:26:08 PM	lbelvin
RE: Annual Report			
Chris Keena called at 4:10pm and left a message for me to return his call 222-2373			
I called Mr. Keena back and he explained that he had received my call but was just getting around to calling me back. He wanted to know what documents need to be filed for the 2007 Annual Report. I explained to him the DS-DE1 form signed by the chairperson, DS-DE 63, the bylaws and due schedule. He said that he was coming up here tomorrow, however, the DS-DE1 that he has signed and not the chairperson. So he will overnight the DS-DE1 form for the chairperson to sign and return overnight to our office. He said that he will probably be in our office on Friday, May 30, 2008.			
3689	4/8/2008 2:42:00 PM		lbelvin
RE: Annual Reports -Intent to Revoke Letter-Sent March 20, 2008			
3-20-2008 Intent to Revoke letter was sent to this committee because our office never received the 2007 Annual Report. In addition, an attachment 1S-2 020 Revocation of Certification for Committee of Continuous Existence was also sent out explaining the procedure of revoking a committee.			
1687	9/12/2007 8:55:00 AM		eanesmith
Re: Intent to Revoke			
Spoke w/ Jonathan Reuben			
Mr. Reuben called because the committee received the intent to revoke letter. I explained to him that the 2006 AR was not complete because the DS-DE 1 was not filed along with the annual financial statement and bylaws. He said he would complete the form and mail it this week.			
1574	9/6/2007 11:37:00 AM		lbelvin
RE: Intent to Revoke for incomplete 2006 Annual Report			
The Intent to Revoke letter was sent out on September 6, 2007 for this committee. Please forward all calls to Erin NeSmith.			



**HISTORY NOTES**  
**BOMA Florida PAC - 37930**

<b>Unique ID</b>	<b>Date Recorded</b>	<b>Last Edited Date</b>	<b>Originally Recorded By</b>
1390	8/21/2007 2:41:00 PM		clmurray
RE: 2006 Annual Report			
	8/21/2007 1:51pm		
Called left a message for Chris Keena a message to call me back			
1241	8/8/2007 11:04:00 AM		clmurray
RE: 2006 Annual Report			
	8/8/2007 11:08 am		
I called for Mr Murray to found out iff the committee have sentt in there Ds-De1 into our office The voicemail picked up so I just left my name and number so that Mr Murray can call me back			
189	5/4/2007 11:07:00 AM		clmurray
I called the number that we have on file and there is no one by that name on this committee			

## Queued Items for 2013-Q3

Account: 37930

BOMA Florida PAC

Rpt Seq: 81

<i>ProcessDescription</i>	<i>Status</i>	<i>Submitter</i>	<i>Created</i>	<i>LastUpdate</i>
Create Pending Report	Processing Complete	37930	8/14/2013 5:02:46 PM	8/14/2013 5:02:46 PM
Recalc Pending Report Total	Processing Complete	37930	8/14/2013 5:07:06 PM	8/14/2013 5:07:06 PM
Review Pending Report	Processing Complete	37930	8/14/2013 5:07:23 PM	8/14/2013 5:07:23 PM
Recalc Pending Report Total	Processing Complete	37930	9/23/2013 4:11:33 PM	9/23/2013 4:11:33 PM
File Pending Report	Processing Complete	37930	10/28/2013 5:01:50 PM	10/28/2013 5:01:50 PM
Review Filed Report	Processing Complete	37930	11/4/2013 11:48:42 AM	11/4/2013 11:48:42 AM
Amend Filed Report	Processing Complete	37930	11/8/2013 3:16:56 PM	11/8/2013 3:16:56 PM
Delete Pending Report	Processing Complete	37930	1/7/2014 10:25:44 AM	1/7/2014 10:25:44 AM



Florida Department of State - Division of Elections

Florida Election System Reports

Candidate/Committee Lookup

Name:

Election:

Acct:

Type:

Committee Name: BOMA Florida PAC  
Account: 37930

Date Due	Type	Date Filed	Status	Days Late	Fine Assessed	Appealed	Amount Fined	Amount Paid
10/10/2013	Q3	10/28/2013	APP	18	\$7,264 03		\$7,264 03	\$0 00
7/10/2013	Q2	7/8/2013						
4/10/2013	Q1	4/9/2013						
1/10/2013	Q4	1/3/2013						
11/2/2012	G4	11/2/2012						
10/19/2012	G3	10/15/2012						
10/5/2012	G2	10/3/2012						
9/21/2012	G1	9/17/2012						
8/10/2012	F3	8/10/2012						
7/27/2012	F2	7/25/2012						
7/13/2012	F1	7/12/2012						
4/10/2012	Q1	4/6/2012						
1/10/2012	Q4	1/10/2012						
10/11/2011	Q3	10/7/2011						
7/11/2011	Q2	7/11/2011						
4/11/2011	Q1	4/10/2011						
1/31/2011	AR		CLO	0	\$0 00		\$0 00	\$0 00
1/10/2011	Q4	1/10/2011						
10/29/2010	G4	10/28/2010						
10/15/2010	G3	10/16/2010	CLO	1	\$0 00		\$0 00	\$0 00
10/1/2010	G2	10/6/2010	CLO	5	\$0 00		\$0 00	\$0 00
9/17/2010	G1	9/18/2010	CLO	1	\$0 00		\$0 00	\$0 00
8/20/2010	F3	8/20/2010						
8/6/2010	F2	8/16/2010	CLO	10	\$0 00		\$0 00	\$0 00
7/23/2010	F1	7/19/2010						
4/12/2010	Q1	4/14/2010	CLO	2	\$100 00		\$100 00	\$100 00
1/11/2010	Q4	1/8/2010						
10/13/2009	Q3	10/12/2009						
10/2/2009	SG2	10/12/2009	CLO	10	\$0 00		\$0 00	\$0 00
9/25/2009	SG1	10/12/2009	CLO	17	\$0 00		\$0 00	\$0 00
9/11/2009	SF2	9/30/2009	NEN	19	\$0 00		\$0 00	\$0 00
8/28/2009	SF1	9/8/2009	CLO	11	\$125 00		\$125 00	\$125 00
7/10/2009	Q2	7/7/2009						
4/10/2009	Q1	4/10/2009						
1/12/2009	Q4	1/12/2009						
12/31/2008	IR	1/30/2009						
10/31/2008	G4	10/31/2008						
10/17/2008	G3	10/17/2008						
10/3/2008	G2	10/9/2008	CLO	6	\$0 00		\$0 00	\$0 00
9/19/2008	G1	9/14/2008						
8/22/2008	F3	8/22/2008						
8/8/2008	F2	8/11/2008	CLO	3	\$0 00		\$0 00	\$0 00
7/25/2008	F1	8/11/2008	CLO	17	\$0 00		\$0 00	\$0 00
4/10/2008	Q1	8/11/2008	CLO	123	\$0 00		\$0 00	\$0 00
2/8/2008	SG1	2/4/2008						
1/31/2008	AR		CLO	0	\$0 00		\$0 00	\$0 00

1/25/2008	SF4	1/30/2009	CLO	371	\$0 00	\$0 00	\$0 00
1/11/2008	SF3	1/23/2008	CLO	12	\$0 00	\$0 00	\$0 00
1/10/2008	Q4	1/23/2008	CLO	13	\$0 00	\$0 00	\$0 00
12/28/2007	SF2	12/22/2007					
12/14/2007	SF1	12/13/2007					
10/10/2007	Q3	10/9/2007					
7/10/2007	Q2	7/2/2007					
4/10/2007	Q1	4/9/2007					
1/31/2007	AR		CLO	0	\$0 00	\$0 00	\$0 00
1/19/2007	SF1	1/30/2009	CLO	742	\$0 00	\$0 00	\$0 00
1/10/2007	Q4	1/22/2007	CLO	12	\$0 00	\$0 00	\$0 00
11/3/2006	G4	11/2/2006					
10/20/2006	G3	10/19/2006					
10/6/2006	G2	10/5/2006					
9/22/2006	G1	9/21/2006					
9/1/2006	F3	9/6/2006	CLO	5	\$0 00	\$0 00	\$0 00
8/18/2006	F2	8/17/2006					
8/4/2006	F1	8/2/2006					
7/10/2006	Q2	7/10/2006					
4/10/2006	Q1	4/10/2006					
1/10/2006	Q4	1/10/2006					
10/11/2005	Q3	10/11/2005					
7/11/2005	Q2	7/11/2005					
4/11/2005	Q1	4/11/2005					
1/10/2005	Q4	1/10/2005					
10/29/2004	G4	10/29/2004					
10/15/2004	G2	9/30/2004					
10/15/2004	G3	10/15/2004					
9/17/2004	G1	9/8/2004					
8/27/2004	F3	8/27/2004					
8/13/2004	F2	8/13/2004					
7/30/2004	F1	7/29/2004					
7/12/2004	Q2	7/12/2004					
4/12/2004	Q1	4/12/2004					
1/12/2004	Q4	1/9/2004					



## FLORIDA DEPARTMENT of STATE

**RICK SCOTT**  
Governor

**KURT S. BROWNING**  
Secretary of State

March 17, 2011

Mr. Chris Rotolo, Chairperson  
BOMA Florida PAC (37930)  
301 East Las Olas Boulevard  
Fort Lauderdale, Florida 33301

Dear Mr. Rotolo:

Your appointment as chairperson for **BOMA Florida PAC** was filed in this office on March 15, 2011. Enclosed is a security envelope containing your confidential password and pin number to access the Division of Election's electronic filing system (EFS) for updating information. **You will need to advise the treasurer and any deputy treasurers of the new password in order for them to have access to the EFS.**

All of the Division's publications and forms are available on the Division of Elections' web site at <http://elections.myflorida.com>. It is your responsibility to read, understand, and follow the requirements of Florida's election laws. **Therefore, please print a copy of the following documents: Chapter 106, Florida Statutes, 2010 Committee of Continuous Existence Handbook, 2011 Calendar of Reporting Dates, and Rule 1S-2.017, Florida Administrative Code.**

If you have questions concerning the electronic filing system you may call the EFS Help Desk at (850) 245-6280.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristi Reid Bronson".

Kristi Reid Bronson, Chief  
Bureau of Election Records

KRB/ljr

Enclosures

pc: Mr. Rick Beaver, Treasurer

Division of Elections

R. A. Gray Building, Room 316 • 500 South Bronough Street • Tallahassee, Florida 32399-0250

Telephone: (850) 245-6240 • Facsimile: (850) 245-6260

<http://elections.myflorida.com>

# COMMITTEES OF CONTINUOUS EXISTENCE

(Sections 106.04(2) and 106.04(4) Florida Statutes)

**(PLEASE SELECT APPLICABLE OPTION)**

- APPLICATION FOR CERTIFICATION
- ANNUAL REPORT FOR THE PERIOD OF \_\_\_\_\_ THROUGH \_\_\_\_\_
- UPDATE INFORMATION

**2013 AUTO FILE USE ONLY**

DIVISION OF ELECTIONS

**THE FOLLOWING DOCUMENTS SHOULD BE RETURNED WITH THIS FORM:**

1. The financial statement:
  - (a) Initial certification (DS-DE 63A); or
  - (b) Annual report filed each year (DS-DE 63);
2. Copy of the charter or bylaws or in the alternative, as permitted by statute, a sworn statement; and
3. A dues assessment schedule.

1. Full Name of Committee BOMA of Florida PAC		Date 8-6-2013
Mailing Address (if post office box or drawer, please add street address) 7050 W Palmetto Park Road		Telephone ( 904 ) 504-9405
City Boca Raton	County Palm Beach	State Florida
		Zip Code 33433

**2. Affiliated or Connected Organizations (includes other committees of continuous existence and political committees)**

Name of Affiliated or Connected Organization	Mailing Address	Relationship
BOMA Florida	7050 W. Palmetto Park Road Florida 33433	State Association

**3. Area, Scope and Jurisdiction of the Committee**  
Statewide, county and local elections in Florida

**4. Nature of Organization or Organization's Special Interest (e.g., medical, legal, education, etc.)**  
Building ownership and management

**5 List by Name, Address and Position, the Custodian of Books and Accounts**

Full Name	Mailing Address	Committee Title or Position
Richard M Beaver	3338 Riverside Avenue Jacksonville, Florida 32205	Treasurer

**6. List by Name, Address and Position, Other Principal Officers Including Officers and Members of the Finance Committee, If Any**

Full Name	Mailing Address	Committee Title or Position
Chris Rotolo	c/o 7050 Palmetto Park Road Boca Raton, Florida 33433	Chair

**7 List by Name, Address, Office Sought and Party Affiliation of each Candidate or Other Individual that this Committee is Supporting**

Full Name	Mailing Address	Office Sought	Party
N/A			

**8. If this Committee is Supporting the Entire Ticket of a Party, Give Name of Party**

N/A

**9 In the Event of Dissolution, What Disposition will be Made of Residual Funds?**

Contribute funds to and existing organization with 501(c) status

**10. List all Banks, Safety Deposit Boxes, or Other Depositories Used for Committee Funds**

Name of Bank or Depository & Account Number	Mailing Address
SunTrust	301 Third Street Neptune Beach, Florida 32266

**11. List all Reports Required to be Filed by this Committee with Federal Officials and the Names, Addresses and Positions of Such Officials, If Any**

Report Title	Dates Required to be Filed	Name & Position of Official	Mailing Address
N/a			

STATE OF Florida Palm Beach COUNTY

I, Chris Rotolo certify that the information in this application (or annual report) is complete, true and correct. I further certify that a membership list will be made available for inspection if deemed necessary by the Division of Elections

  
Signature of Chairman of Committee of Continuous Existence