

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

Consultant and Expert Witness for the Community Association Management Industry

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

I am a retired law enforcement officer, military veteran, and an experienced executive manager for communities in Florida. Creating collaborative relationships with my consulting clients is indeed a great experience for me. My work style is key to achieving clarity for owners seriously interested in analyzing their property's procedures.

Areas of Expertise include:

- Scope of Work and Responsibility
- Management Contract Specs
- Staff Development
- Budgeting and Planning
- Social Media Content Production
- Risk Management
- Resolution and Charters
- Property Management
- Security Post Orders
- On-Site Safety
- Vendor Management
- Project Management
- Conflict Resolution
- Remediation Projects
- Evaluation of Operations

Professional Experience

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

Vice-President

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

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

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

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

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

AREA SUPERVISOR / COMMUNITY ASSOCIATION MANAGER

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

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

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

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

Luxury Highrise Mixed-Use - General Manager

Community Association Manager – On-site GM

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

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

On site multi-use high-rise property.

COMMUNITY ASSOCIATION MANAGER

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

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

On site Luxury beachfront high-rise community.

COMMUNITY ASSOCIATION MANAGER

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

Real Estate Broker, Miami, FL, 2004 - 2007

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

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

Education & Training

CAI – **PCAM** and **AMS** designation

CAMICB – **CMCA** Designation

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

Law Enforcement Academy, Miami Dade College

Massage Therapy, Florida College of Natural Health

