



Town of Highland Beach
Town Clerk's Office
3614 S. Ocean Boulevard
Highland Beach, Florida 33487
Phone: (561)278-4548 Fax: (561)265-3582



BOARDS AND COMMITTEES APPLICATION

This information is for consideration of appointment to a Town Board. Please complete and return this form to the Town Clerk, along with your *resume and proof of residency such as a government issued identification or voter registration card.*

PLEASE NOTE: Florida Public Records Law is very broad. Documents relevant to town business is public records and is subject to public disclosure upon request. Your information provided within this application may therefore be subject to public disclosure.

NAME: Ilyne Mendelson PHONE: 561-251-4465

HOME ADDRESS: 3740 S. Ocean Blvd APT. NO. 1210

SUBDIVISION: Toscana South EMAIL ADDRESS: msirm1@gmail.com

PLEASE SELECT THE BOARD(S) / COMMITTEE(S) ON WHICH YOU ARE INTERESTED IN SERVING IN NUMERICAL ORDER FROM 1 THROUGH 5, WITH 1 BEING YOUR FIRST CHOICE AND 5 THE LEAST CHOICE. (A description of the responsibilities of each Board is on the back of this application.)

| | |
|--|---|
| <input type="checkbox"/> Board of Adjustment & Appeals | <input type="checkbox"/> Code Enforcement Board |
| <input type="checkbox"/> Financial Advisory Board | <input type="checkbox"/> Natural Resources Preservation Board |
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Other Board /Committee |

PLEASE MARK YES OR NO FOR EACH OF THE FOLLOWING QUESTIONS:

| | |
|---|---|
| Are you a resident of Highland Beach? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Are you a registered voter in Highland Beach/Palm Beach County, FL? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Are you currently serving on a Town Board? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Have you ever served on a Town Board/Committee? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| If so, please indicate the Board(s)/Committee(s)? <u>Planning Board and Adjustment and Appeals</u> | Date of Service: _____ |
| Are you willing to attend monthly board meetings? In Person / Telecom | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Per Town Code of Ordinance, I understand any member absence from three (3) consecutive meetings will be considered as resignation from the board/committee. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Please list any special talent, qualification, education or professional experience that would contribute to your service on the Board/Committee you have selected?

Attorney, Business Owner, Real Estate and I have been on the Planning Board for one term this time and before this for 2 terms and in between I was on the Board of Adjustment and Appeals

Please summarize your volunteer experience(s):

See above. Also Trustee of Temple Beth El of Boca Raton and also on the Board of Toscana South Condominium Association, Inc.

Florida Law requires appointed members on the Planning and Board of Adjustment and Appeals Boards to file a Form 1 - Statement of Financial Interests Disclosure form on an annual basis.

Vetting by the Board Chairperson. The Chairperson of each Board shall interview the applicant and submit a memorandum of recommendation to the Town Clerk's Office 14 days prior to the Town Commission Workshop Meeting for final appointment.

Palm Beach County Commission on Ethics requires appointed members to take the Code of Ethics Training every two (2) years.

I hereby certify that the statements and answers provided are true and accurate to the best of my knowledge.

Ilyne Mendelson

Digitally signed by Ilyne Mendelson
Date: 2020.07.21 16:40:32 -04'00'

Signature of Applicant

07/21/2020

Date

☒ Resume Attached.

ILYNE R. MENDELSON

3740 S. Ocean Blvd. #1210, Highland Beach, FL 33487 | 561-251-4465 | msirm1@gmail.com

ADMITTED TO THE BARS OF:

| | | |
|-----------------|-------------------|------|
| ILLINOIS | [INACTIVE STATUS] | 1979 |
| NEW YORK | [ACTIVE STATUS] | 1983 |
| FLORIDA | [ACTIVE STATUS] | 2008 |

EXPERIENCE

| | |
|--|-----------|
| Inland Steel Urban Development Corp , Chicago, IL Assistant General Counsel | 1977-1978 |
| Equity Financial and Development Company [Samuel Zell], Chicago, IL Assistant General Counsel | 1978-1982 |
| Arthur G. Cohen Properties Inc. , New York, NY General Counsel | 1982-1996 |
| The ADCO Group [Alvin Dworman], New York, NY In-house Legal Counsel and Real Estate Project Development | 1996-2002 |
| The Coral Realty Group LLC , Boca Raton, FL Member and Legal Counsel | 2004-2009 |
| Pet Supplies Plus , Nassau and Suffolk Counties Franchisee, NY [11 stores] One-Third Owner and Legal Counsel and HR Responsibility | 1995-2014 |

LICENSES

Real Estate Broker, New York
Real Estate Broker-Associate, Florida
Mortgage Loan Originator, Florida
Entera Mortgage Lenders LLC, Mortgage Lender, [50% owner] Florida

EDUCATION

| | |
|---|------|
| University of Michigan, Ann Arbor, MI Bachelor in General Studies | 1975 |
| Northwestern University Juris Doctor | 1978 |

SERVICE

| | |
|---|------------------------------|
| Town of Highland Beach , Florida Member Planning Board Board of Adjustment and Appeals | 2010-2016 2017 to present |
| Toscana HOA and Toscana South Condominium, Highland Beach, Florida Chair, HOA Architectural Committee and Member of South Board | 2010/2013-present |
| Temple Beth El , Boca Raton, FL Member of Board and Chairs of Various Committees | 2010-present |

Admitted to the Bars of New York, Florida and Illinois, Ms. Mendelson served as Associate General Counsel for Equity Properties and Development Company in Chicago, headed by Samuel Zell; and as General Counsel for Arthur G. Cohen Properties, Inc., in New York City; and as legal/real estate consultant to Alvin Dworman, in New York City and Santa Barbara, California.

Her experience in coordinating hundreds of commercial real estate transactions covered acquisition and disposition, sales, leasing, borrowing and lending which involved many property types—including shopping centers, office and apartment buildings, and hotels; and through partnerships corporations, LLCs and single ownership. Her diverse projects ranged from the oversight of complex HUD refinancing transactions on multi-family apartment complexes, to the legal and permitting oversight relating to the development of the 400 room Bacara Resort and Spa in Santa Barbara, California. Ms. Mendelson was involved with the negotiation, restructuring and refinancing of loans (on behalf of borrowers and lenders). In addition to her oversight of the Bacara project, Ms. Mendelson has been involved in the legal oversight of many construction, renovation and rehabilitation programs. She was involved in various aspects of the conversion of thousands of cooperative and condominium units in New York City, and upon moving to Florida in 2004, became a part owner in a venture that converted 750 units to condominium ownership in South Florida. In over 25 years as General Counsel to three major real estate developers, Ms. Mendelson has supervised major law firms in numerous jurisdictions.

Ms. Mendelson was also a one-third owner in the Nassau and Suffolk County franchisee of Pet Supplies Plus, the third largest pet specialty retailer, growing from 1 store in 1995 to 11 by 2010. Until 2010 while actively involved in the representation of others and her real estate pursuits, Ms. Mendelson dealt with the legal and real estate issues of the business. In 2010, she and the other partners became more equally active in the day to day supervision of the operating business. She assumed control of the HR department and supervision of all legal matters in the company, as well as certain back office and administrative functions which were moved to Florida. The 11 franchised stores were sold in June, 2014 to the franchisor.