

**Mark R. Benson**  
**COMMUNITY ASSOCIATION MANAGER/EXPERT WITNESS/MEDIATOR/ADVOCATE**  
4711 Harbortown Lane, Fort Myers, Florida 33919  
239-489-0584  
[mark@markRbenson.com](mailto:mark@markRbenson.com)

He sold his Community Association Management Company, Benson's, Inc., in 2006. He is using his experience as a Community Association Manager, Florida Supreme Court Certified County Court Mediator, Licensed Real Estate Broker, legislative consultant, community association board member, community association unit owner, educator and expert witness to continue professional participation.

Governor Charlie Crist appointed Mark to the Florida Community Association Living Study Council of the Division of Florida Condominiums, Timeshares, and Mobile Homes, where he served as Chairman, after serving on the Florida Department of Business and Professional Regulation, Regulatory Council of Community Association Managers. Senate President Jim King appointed Mark to the Advisory Council on Condominiums, Governor Lawton Chiles appointed Mark to the Advisory Council on Condominiums.

He was a member of the Fort Myers News-Press "Team Watchdog" and "Editorial Board", advisory and investigative groups working as a public service.

Benson's, Inc., a Florida corporation since 1975 and one of a few recipients of the Community Associations Institute's highest professional designation, Accredited Association Management Company. He has owned condominium property in Lee County since 1975 and has over 35 years experience in participation, administration and management of community associations.

He owns and lives in a condominium association comprised of seventy-three units, served as a panel member for the Community Association Officers Forum, hosted a television talk show on WEVU-TV called Community Association Magazine, wrote a weekly newspaper column for the Fort Myers News-Press called CONDO LIFE, taught a community association management course at Edison Community College, appeared as a guest on TV20 Take Issue, appeared as a guest on WWCN Community Living. Mark authored articles for Managers Report, CAI-SGCC Newsletter, Condo Management, Florida Community Association Journal and Guest Opinion Journalist for the Fort Myers News-Press.

A licensed Florida Community Association Manager, he held National designations as Certified Manager of Community Associations (CMCA), Association Management Specialist (AMS) and Professional Community Association Manager (PCAM) from the Community Associations Institute, Florida Supreme Court Certified County Court Mediator Licensed Real Estate Broker and Certified Community Association Manager (CCAM).

He presented briefs concerning association management before the Supreme Court of the State of Florida in 1996 and 2013, oral argument in 1996 and is recognized by the State of Florida, Department of Business and Professional Regulation, as a qualified representative for community associations in mediation and arbitration proceedings.

He served as a panel member to the 2007-2008 Florida House Select Committee on Condominium and Homeowner Association Governance. He drafted legislative changes to the Florida Condominium Act, Chapter 718 Florida Statutes, passed into law during several legislative sessions. He served on the 1998/1999 Condominium Legislation Discussion Group and the Master Association Sub-Committee sponsored by the Division of Florida Land Sales, Condominiums and Mobile Homes.

Mark had the privilege of being on the faculty for the State of Florida by the Community Associations Institute that provided education courses to members of community associations under the auspices of the Department of Business and Professional Regulation. The courses were Condominium and Cooperative Association Operations, Condominium Regulation, Financial Management and Dispute Resolution.

He was on the faculty for the Community Association Manager continuing education program, CAMP, for Edison State College.

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2014/2015 Community Association Officers Forum  
Panel Member

2013 Fort Myers News-Press  
Editorial Board

2012 PM-EXPO  
Panel Member  
HB319/SB680 Has died - now what? - The debate  
Punta Gorda, Florida

2011 Keynote Speaker  
Community Association Management Professionals  
Annual Meeting  
Fort Lauderdale, Florida

2011 PM - EXPO  
Legislative Presentation  
Orlando, Florida

2009 Appointed by Governor Charlie Crist  
to the Florida Department of  
Professional Regulation Community Association  
Living Study Council  
Chairman

2008-2011 Edison State College  
Subject Matter Expert and Course contributor  
for CAM continuing education

2008 Florida House Select Committee on  
Condominium and Homeowner Association  
Governance  
Pembroke Pines, Miami Beach, Orlando, Tampa,  
Tallahassee, Florida  
Panel Member

2008 National Homeowner and Condominium  
Association Conference  
Deerfield Beach, Florida  
Panel Member

2007 Florida's Condominium Ombudsman  
Condominium Association Round Up Panel  
Member  
Pembroke Pines, Florida

2007 Appointed by Governor Charlie Crist to the  
Florida Department of Professional Regulation,  
Regulatory Council of Community Association  
Managers

2007 Fort Myers News-Press  
Team Watchdog

1975 - 2007 Benson's Inc.  
12650 Whitehall Drive  
Fort Myers, Florida 33907  
President

2006-2009 Linden Place Lot Owners Association  
Secretary/Treasurer

2004-2005 Vice Chairman, Florida  
Advisory Council on Condominiums

2005-2008 Community Associations Institute  
Florida Condominium Association Operations  
Fort Myers, Naples, Florida  
Instructor

2005-2007 Member California Association of  
Community Managers

2005-2007 Licensed Community Association  
Manager  
State of Nevada

2004 Condominium Sales Panel Discussion  
Realtor Association of Greater Fort Myers and  
The Beach, Inc.  
Fort Myers, Florida  
Speaker

2003 Community Associations Institute  
Conflict Resolution course  
Del Ray Beach, Florida  
Instructor

2003 Community Associations Institute  
Florida Condominium Association  
Operations  
Fort Myers, Florida  
Instructor

2003 Condominium Sales Panel Discussion  
Realtor Association of Greater Fort Myers and  
The Beach, Inc.  
Fort Myers, Florida  
Panel Member

2002 Community Associations Institute  
ABC's Seminar  
Instructor

2002 Community Associations Institute  
Financial Management of Florida  
Condominium Associations  
Fort Myers, Florida  
Instructor

2002 Community Associations Institute  
Florida Condominium Association  
Operations  
Sarasota and Venice, Florida  
Instructor

2002 Community Associations Institute  
Budgets and Reserves  
Fort Myers and Marco Island, Florida  
Instructor

2002 Community Associations Institute  
Financial Management  
Naples and Fort Myers, Florida  
Instructor

2002 Community Associations Institute  
Communications  
Fort Myers, Florida  
Instructor

1996 Supreme Court of Florida  
Tallahassee, Florida  
Presented oral arguments and briefs concerning  
Community Association Management

1995 Community Associations Institute  
Budgets and Reserves  
Fort Myers, Florida  
Instructor

1995 Community Associations Institute  
A Basic Course for Association Leaders  
Fort Myers, Florida  
Instructor

1994 Lee County Solid Waste Advisory  
Committee  
Fort Myers, Florida

1991-1994 Fort Myers News-Press  
Fort Myers, Florida  
Columnist

1991-1992 Greengate "4" Condominium  
Association, Inc.  
Fort Myers, Florida  
President

1991-1992 Condominium Owners of Florida, Inc.  
Sun City Center, Florida  
Director

1991-1992 Community Associations Institute  
Orlando, Florida  
Political Policy Committee Member

1991 Edison Community College  
Fort Myers, Florida  
Instructor

1990-1991 Royal Vista Condominium  
Association, Inc.  
Cape Coral, Florida  
Vice-President

1990-1991 Cinnamon Cove Realty, Inc.  
Fort Myers, Florida  
President

1987 Community Associations Institute  
Chief Executive Officers of  
Management Companies Committee

1985-1986 Community Associations Institute  
South Gulf Coast Chapter  
Fort Myers, Florida  
Director

1982-1985 The Landings Yacht and Golf  
Club Inc.  
President, Director  
Fort Myers, Florida

1982-1985 The Landings Environmental  
Waterway and Roadway Maintenance  
President, Director  
Fort Myers, Florida

1981-1985 Harbortown Condominium  
Association, Inc.  
President, Vice-President  
Fort Myers, Florida

1981-1983 Landings Realty  
Sales associate  
Fort Myers, Florida

1975-1978 Trout Valley Homeowners  
Association, Inc.  
Cary, Illinois  
Director

1969-1978 Western American Steel, Inc.  
Elk Grove, Illinois  
Vice-President, Director

1975-1978 Western American Steel of Colorado Inc.  
Evergreen, Colorado  
Vice-President, Director

1976-1977 Colorado Steel and Wire Company  
Loveland, Colorado  
Director

1975-1987 Coquina Beach Condominium  
Sanibel, Florida  
Member

1967-1969 Century Steel Company  
Chicago Heights, Illinois  
Merchandise Manager

1961-1967 Interstate Steel Company  
Des Plaines, Illinois  
Assistant Vice-President

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[mark@markRbenson.com](mailto:mark@markRbenson.com) [www.markRbenson.com](http://www.markRbenson.com) EDUCATION

2016 Legal Update I  
Education Pathways

Managing Elections  
Education Pathways

2017 Painting  
Education Pathways

2017 Asphalt Pavement Maintenance  
Education Pathways

2017 How Boards Make Decisions  
Education Pathways

2017 Planning a Repaint Project  
Education Pathways

2017 Understanding the Financial Statements  
Education Pathways

2017 Introduction to Roofing  
Education Pathways

2017 Mulch, Too Much of a Good Thing  
Education Pathways

2017 Condo Insurance Claims  
Education Pathways

2017 Tornado Warning  
Education Pathways

2016 Legal Update II  
Education Pathways

2016 Electronic Voting  
Education Pathways

2016 Protecting Association Deposits  
Education Pathways

2016 Process of Undertaking Major  
Construction Projects  
Education Pathways

2016 Concrete Repairs for CAMs  
Education Pathways

2016 A CAMs Guide to Biohazards  
Education Pathways

2016 What's Covered, What's Not  
Education Pathways

2016 Once Upon A Palm  
Education Pathways

2015 Legal Update  
Education Pathways

2015 A CAMs Role in Conducting Meetings and Keeping  
Records  
Education Pathways

2015 Understanding How Boards Make Decisions  
Education Pathways

2015 Reserve Studies for CAMs  
Education Pathways

2015 Elections  
Education Pathways

2015 Flood Insurance 101  
Education Pathways

2015 What CAMs Need to Know  
About Meth Labs  
Education Pathways

2015 Essential of Caring for the Mature Tree  
Education Pathways

2014 Legal Update 1 & 2  
Florida South Western State College

2014 Records and Meetings  
Florida South Western State College

2014 Elections  
Education Pathways

2014 Legal Update  
Becker & Poliakoff

2014 A CAM's Guide to Turf Management  
Education Pathways

2014 Managing Risk  
Education Pathways

2014 Essentials of Mold  
Education Pathways

2013 Legal Update  
Becker & Poliakoff

2013 Improving Facilities & Grounds Maintenance  
Gray Systems Inc.

2013 Introduction to Condo Insurance  
Edison State College

2013 Bank Loan vs. Special Assessments  
Edison State College

2013 Creating the Budget  
Edison State College

2013 New Programs for Management  
Gray Systems

2013 Legal Update  
Gray Systems

2013 Exploring Finance and Insurance  
Gray Systems

2013 Right Plant Right Place  
Education Pathways

2013 Before and After a Disaster  
Education Pathways

2012 Fraud Basics  
Edison State College

2012 Right Plant Right Place  
Edison State College

2012 Carpet Water Damage Mitigation  
Edison State College

2012 Introduction to Website Terminology  
Edison State College

2012 Reserves Budget  
Edison State College

2012 Storm Wise Landscapes  
Edison State College

2012 PM-EXPO  
Fraud Prevention

2012 PM-EXPO  
Collection Tactics

2012 PM-EXPO  
2012 Legal Update

2012 Gray Systems  
2012 Update Seminar

2011 Gray Systems  
Managing Money &  
People in Your Association

2011 Gray Systems  
Maintenance Meetings & Elections

2011 Edison State College  
Introduction to an Association Web Site

2011 Edison State College  
Introduction to Landscape Management  
For CAMS

2011 Edison State College  
After the Storm

2011 Edison State College  
Landscape Maintenance & Essentials  
Pruning

2011 Edison State College  
Managing Money and Risk

2011 Edison State College  
Pooling and Investing Reserves

2011 Edison State College  
Introduction to Association Accounting

2011 Edison State College  
Collection and Foreclosure Procedures

2011 Edison State College  
Disaster Preparedness

2011 Edison State College  
2011 Legal Update

2011 Edison State College  
Disaster Preparedness

2011 Gray Systems  
Financial Operation of a Community

2011 Gray Systems  
Managing Volunteers & Employees

2011 Gray Systems  
2011 Update Seminar

2011 PM Expo  
Solving Problems for Community Operation  
Fort Lauderdale, Florida

2011 Edison State College  
2010 Legal Update

2010 Gray Systems  
2010 Legal Update

2010 Gray Systems  
Operations & HR Management

2009 Elite CME  
2009 Legal Update and Review

2009 Gray Systems  
Update Seminar

2009 Edison State College  
Introduction to Association Security  
Fort Myers, Florida

2009 Edison State College  
Introduction to Mold  
Fort Myers, Florida

2009 Edison State College  
Collection and Foreclosure Procedures  
Fort Myers, Florida

2009 Gray Systems  
Financial Discussions &  
Insurance Issues

2009 Edison State College  
Computer Technology  
Naples, Florida

2008 Edison College  
Operations  
Naples, Florida

2008 Edison College  
Legal Update  
Naples, Florida

2008 Elite CME  
Legal Update

2008 Elite CME  
Financial Management & Insurance

2008 Elite CME  
Operation of Physical Property

2008 Elite CME  
Human Resources & Natural Disaster  
Preparedness

2007 Elite CME  
Legal Update

2007 Community Associations Institute  
M-350 Manager and the Law  
West Palm Beach, Florida

2007 Gray Systems  
Legal Update Seminar

2007 Mediation Training Group  
Advanced Mediation Training Workshop  
Fort Myers, Florida

2006 Gray Systems  
Accomplishing Community Association Objectives

2006 Gray Systems  
Planning & Monitoring Operations for  
Community Associations

2006 Gray Systems  
Legal Update

2006 Community Associations Institute  
Fort Myers, Florida  
Ready, Set, Go

2005 Gray Systems  
Legal Update

2005 Community Associations Institute  
Fort Myers, Florida  
M-350 Manager & the Law

2005 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

2004 Condominium Owners, Managers &  
Associates Networking Club of Fort Myers  
How to Maintain the Life of Your Roof

2004 Becker & Poliakoff  
Community Association Workshop  
Fort Myers, Florida

2004 COMA  
Fort Myers, Florida  
Legal Update

2003 Gray Systems  
Legal Update

2003 Mediation Training Group Inc  
Florida Supreme Court Certified  
Court Training Program

2003 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

2002 Community Associations Institute  
Fort Myers, Florida  
2002 Legal Update

2002 Community Associations Institute  
Fort Myers, Florida  
Communicating With Owners

2002 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

2001 Community Associations Institute  
Fort Myers, Florida  
2001 Legal Update

2001 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

2001 Community Associations Institute  
Fort Myers, Florida  
Elderly Issues

2001 Community Associations Institute  
Fort Myers, Florida  
M-320 Advanced Physical Maintenance

2001 Community Associations Institute  
Fort Myers, Florida  
To Close to Call Insurance Seminar

2001 Community Associations Institute  
Fort Myers, Florida  
2001 Legal Update

2001 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Leadership

2001 Vertical Assessment Associates  
Fort Myers, Florida  
Elevator Essentials for Community Managers

2000 M-310 Community Associations  
Institute, Tampa, Florida  
Management Office Management

2000 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

2000 Community Associations Institute  
Fort Myers, Florida  
2000 Legal Update

2000 Community Planning Associates  
Preventive Maintenance

1999 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

1999 Community Associations Institute  
Fort Myers, Florida  
1999 Legal Update

1999 Community Associations Institute  
Fort Myers, Florida  
Y2 Insure

1998 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

1998 Community Associations Institute  
Fort Myers Florida  
Understanding State Minimum Fire/Safety Codes

1998 Community Associations Institute  
Fort Myers Florida  
Applicants Screening for Resales and Rentals

1998 Community Associations Institute  
Fort Myers Florida  
Year End Tax Filing Requirements for  
Community Associations

1998 Community Associations Institute  
Fort Myers Florida  
Project Management: Procuring Construction  
Services

1998 Community Association Managers School  
Fort Myers, Florida  
Legal Update

1997 Community Associations Institute  
Orlando, Florida  
Legal Update

1997 Condominium Survival Skills I  
Coalition of Condominium Owners and Managers,  
Fort Myers, Florida

1997 The Rights of the Association, the Owners and the  
Manager  
Gray Systems  
Orlando, Florida

1997 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

1996 Community Association Managers School  
Fort Myers, Florida  
1996 Legal Update

1996 Community Associations Institute  
Miami, Florida  
Management Office Management

1996 Community Association Institute  
Chicago, Illinois  
CEO-MC Seminar

1996 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

1995 Community Associations Institute  
Fort Myers, Florida  
Community Association Insurance

1995 Community Associations Institute  
Fort Myers, Florida  
Budgets and Reserves

1995 Community Associations Institute  
Naples, Florida  
CAM 1995 Update

1995 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

1994 Community Associations Institute  
San Francisco, California  
PCAM® Case Study

1994 Community Associations Institute  
Fort Myers, Florida  
CAM 1994 Update

1994 Community Associations Institute  
Tampa, Florida  
M - 120 Community Associations  
Meetings and Business Communications

1993 Community Associations Institute  
Fort Myers, Florida  
M-110 Legal Basis for Community Association

1993 Community Associations Institute  
Fort Lauderdale, Florida  
M - 130 Association Operations

1993 Community Associations Institute  
Fort Lauderdale, Florida  
M-140 Asset Protection

1993 Bureau of Condominiums Seminar  
Fort Myers, Florida  
Your Rights and Responsibilities  
Moderator

1993 Community Associations Institute  
Fort Myers, Florida  
CAM 1993 Update

1993 Community Associations Institute  
Fort Myers, Florida  
Disaster Planning

1993 Community Associations Institute  
Fort Myers, Florida  
Condominium Insurance Requirements

1993 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

1992 Community Associations Institute  
Fort Myers, Florida  
CAM 1992 Update

1992 Condominium Owners of Florida  
Fort Myers, Florida  
Bureau of Condominiums, Seminar  
Moderator

1992 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

1991 Allen, Knudsen, DeBoest, Edwards  
& Roberts,  
Fort Myers, Florida  
3rd Annual "A&K" Condominium Seminar

1991 Edison Community College  
Institute for Management Development  
Fort Myers, Florida  
CAM 1991 Update

1991 Community Associations Institute  
Fort Myers, Florida  
Condominium Insurance Requirements

1991 Becker & Poliakoff  
Fort Myers, Florida  
Community Association Workshop

1990 Edison Community College  
Institute for Management Development  
Fort Myers, Florida  
CAM 1990 Update

1990 Becker, Poliakoff and Streitfeld  
Fort Myers, Florida  
Directors and Officers Workshop

1989 Edison Community College  
Institute for Management Development  
Fort Myers, Florida

CAM 1989 Update  
1989 Becker, Poliakoff and Streitfeld  
Fort Myers, Florida  
Directors and Officers Workshop

1989 Becker, Poliakoff and Streitfeld  
Fort Myers, Florida  
Annual Workshop

1988 University of Florida  
Condominium Association Management  
Gainesville, Florida

1988 Becker, Poliakoff and Streitfeld  
Fort Myers, Florida  
Annual Workshop

1988 Becker, Poliakoff and Streitfeld  
Fort Myers, Florida  
Directors and Officers Workshop

1987 Becker, Poliakoff and Streitfeld  
Fort Myers, Florida  
Directors and Officers Workshop

1987 Community Associations Institute  
Fort Myers, Florida  
Operations and Management Program



1986 Becker, Poliakoff and Streitfeld  
Fort Myers, Florida  
Directors and Officers Workshop

1986 University of Florida Extension Service  
Fort Myers, Florida  
Landscaping and Grounds Maintenance

1985 Edison Community College  
Fort Myers, Florida  
Condominium Living and Management

1983 Burt Rogers School of Real Estate  
Fort Myers, Florida  
Broker's Course

1978 Dun and Bradstreet, Inc.  
Chicago, Illinois  
Credit and Financial Analysis

1964 1965 Northwestern University  
Evanston, Illinois  
Business

1959 1961 St. Olaf College  
Northfield, Minnesota

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## **Expert Witness Cases**

THOMAS C. CHASE, Esquire  
Thomas C. Chase, P.A.  
Wilhelm v Town and River  
Case # 05-CA-2705-WCM  
Represented Plaintiff

BENJAMIN M. ESCO, Esquire  
Cole, Scott & Kissane, P.A.  
Al-Kauthar Pierson v The Continental Group, Inc.,  
Case # 10-64691 CA 11  
Represented Defendant

JASON M. STEDMAN, Esquire  
Thompson Goodis Thompson Groseclose Richardson Miller, P.A.  
Perkel v Hidden River Association Inc  
Case # 2004 CA 2048 NC  
Represented Defendant

DAVID S. HARRIGAN, Esquire  
Cole, Scott & Kissane, P.A.  
Flecha v Avalon of Orange County/The Continental Group/Avalon Development  
Case # 08-CA-9095  
Represented Defendant

RYAN K. WILLIAMS, Esquire  
Cole, Scott & Kissane, P.A.  
Kimberly Register v Boxwood at Baymeadows  
Case # 16-2008-CA-002075  
Represented Defendant

GARY ALAN FRIEDMAN, Esquire  
Freidman & Friedman, P.A.  
The Estate of Joseph Freire v Hammocks Community Association  
Case # 10-14181-CA-09  
Represented Plaintiff

CHRISTINA HARRIS SCHWINN, Esquire  
Pavese Law Firm  
S.W. Enterprise Associates, Inc. v Linden Place Lot Owners Association, Inc.  
Case # 01-CA-011767  
Represented Defendant

CHRISTOPHER T. CORKRAN, Esquire  
Conroy, Simberg, Ganon, Krevans, Abel, Lurvey, Morrow & Schefer, P.A.  
Betty White and Marie Osson v The Lofts Town Villas Condominium  
Association, Inc., Innovative Property Management Services of South Florida, Inc.,  
Case # 13-034633 CA 30  
Represented Defendant

BENJAMIN M. ESCO, Esquire

Cole, Scott & Kissane, P.A.

Bryan Perez v Carmel Lakes Property Owners Association, Inc., Carmel Lakes Condominium No. 9 Association, Inc., Phoenix Management Services, Inc, and WLV Assets, LLC.

Case # 20M-32582-CA-01

Represented Defendant

RUBEN V. CHAVEZ, Esquire

Celsa Oliva v RJ Quality Plumbing, Corp., South Dade Plumbing Inc., d/b/a Falcon Plumbing, and Biltmore Court Villas Condominium Association.

Case # 2014-021145 CA 25

Represented Plaintiff

TYLER R. KOBYLINSKI, Esquire

Cole, Scott & Kissane, P.A.

Alian William Lopez-Cazorla v. C&L Enterprises of Orange County d/b/a Oak Ridge Center., and Don Asher & Associates Inc.

CASE # 2015-CA-008362

Represented Defendant

ALAN R. HORKY, Esquire

Cole, Scott & Kissane, P.A.

Dee Ann Stafford and Donald Stafford, her husband v Watersound Beach Community Association, Inc., a Florida Corporation, FirstService Residential Florida

CASE # 2015-CA-281

Represented Defendant