



DeLoach Hofstra + Cavonis, PA NAVIGATOR

When you need help, showing you and your family the way.

Injury Law + Estate Planning + Elder Law + Real Estate & Association Law + Litigation + Probate

New Name, Same Values

In recognition of the dedication and leadership of long-time partner Paul R. Cavonis, the firm has changed its name to DeLoach, Hofstra & Cavonis, P.A.

Our new name and logo reflect the firm's rich history and commitment to the ever-growing needs of our clients. Founded in 1976 by Dennis R. DeLoach Jr., Peter T. Hofstra joined Dennis one year later to establish DeLoach & Hofstra, P.A. with practice areas including probate, estate planning, real estate and association law. Through the years the firm grew and expanded its practice areas to include injury law, civil litigation, elder law, Life Care Planning, Medicaid planning and veteran's benefits. *(continued on next page)*

"What makes our firm special is not any individual. It's everyone who has worked here over the years and the longevity we have maintained with staff and attorneys. The firm is truly like a family."

PAUL R. CAVONIS *Partner since 2004*

Growth Timeline Proudly Serving Our Community Since 1976

1976

After 12 years at Fisher & Sauls, P.A. (1964–1976), Dennis leaves to open his own law firm in Seminole. He primarily practices probate, estate planning, and real estate law.

1978

Peter is made partner and the firm becomes DeLoach & Hofstra, P.A. Peter practices primarily in association and real estate law.

1994

Paul R. Cavonis joins the firm as a law clerk after earning his Juris Doctorate with honors from Stetson University College of Law and later creates the firm's Personal Injury practice.

2005

Rep is Board Certified in Elder Law by the Florida Bar's Board of Legal Specialization and Education. Rep is one of only 100 attorneys in Florida who are Board Certified in Elder Law.

2016

Christine O'Neil joins the firm and begins practicing Estate Planning and Elder Law with Rep.

The firm acquires the law firm of Meni Kanner in Pinellas Park.

2014

Rep is made partner.

1977

Peter T. Hofstra joins the firm as a law clerk after earning his Juris Doctorate from Stetson University College of Law.

1993

Dennis and Peter establish Seminole Title Company to assist members of the community with their residential and commercial real estate closings.

2001

D. "Rep" DeLoach III joins the firm to practice Estate Planning and Elder Law, following in his father's footsteps and grows the practice.

2004

Paul is made partner.

2012

Joseph "Joe" M. Murphy joins the firm as a law clerk and begins practicing Civil Litigation with Paul and Real Estate with Peter.

2017

The law firm is renamed DeLoach, Hofstra & Cavonis, P.A.

In the COMMUNITY

18th Annual Pinellas Park Firefighter's Chili Blaze

On March 17, the law firm and Seminole Title Company had a great time serving up Kathy Carpenter's winning chili recipe at the 18th Annual Pinellas Park Firefighter's Chili Blaze. The "Blaze" was held at England Brothers Park. There were over 40 teams competing with different types of chili, and the event raised nearly \$15,000! Every dollar raised goes to the Muscular Dystrophy Association of Tampa Bay which means the funds raised remain in the Tampa Bay area. The money helps children attend summer camp, provides them with medical equipment they may not be able to afford, and provides them with a better quality of life. We hope you can join us next year for this fun and meaningful event. For more information, visit chiliblaze.com. See "Our Favorite Recipes" detachable tab for Kathy's recipe in this issue.



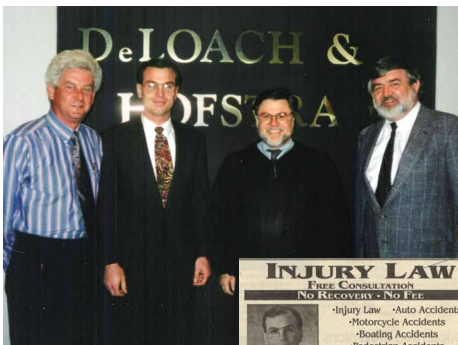
Rep DeLoach, Joe Murphy and Ryan McDonnell "stirring the pot"

27th Annual Country in the Park

The firm recently participated in the City of Pinellas Park's 27th Annual Country in the Park and Trade Show. It was nice to meet and get to know members of our new community. The Pinellas Park/Gateway Chamber of Commerce brought Parker the Dolphin along for photo opportunities. He's one of more than 200 6-foot dolphins, including one in Washington, D.C. The dolphins are inspired by the Clearwater Marine Aquarium's Winter the Dolphin, star of the movies "Dolphin Tale" and "Dolphin Tale 2." Parker the Dolphin is mounted at Park Station in Pinellas Park and the Chamber encourages visitors to stop by to take a selfie with Parker, who has his own hashtag, #Parkerthedolphin. An interactive map showing where all the dolphins are located can be found at visitstpeteclearwater.com.



Simone DeLoach and Joe Murphy



Paul joined the firm in 1994 after earning his Juris Doctorate with honors from Stetson University College of Law.



Early advertising for Paul's newly created Injury Law and Civil Litigation practice

(continued from front page)

On May 10th the firm hosted a red carpet ribbon cutting and open house to celebrate this momentous occasion. Guests included members of the Seminole City Council, the local Chamber of Commerce, business and community partners, and family members. Former firm administrator Ken Burke (1983–2004), now Clerk of the Court, was an outstanding Master of Ceremonies for nearly 200 attendees. His unique history with the firm, connection with the community and exceptional talent for telling great stories made this milestone feel like a family reunion. Ken thoughtfully reminded the "DeLoach" in the firm's name represents

two of the firm's partners: Dennis and his son, Rep, who was named partner in 2014.

Our story continues with a new name and expanded support to better serve our clients' needs, driven by the same values, compassion and integrity the firm was founded on over four decades ago.

As members of our extended family, we welcome you to DeLoach, Hofstra & Cavonis, P.A. with our steadfast commitment to be here for you, *when you need help.*

To see photos from the ribbon cutting please visit dhclaw.com/ribboncutting.



JOSEPH M. MURPHY
Real Estate and Civil Litigation Attorney

FAQs: Landlord/Tenant Law

My tenant at a residential property is late on their rent, what can I do?

Residential tenancies are governed by Chapter 83, Part II, Florida Statutes. In the event your tenant fails to timely make a rental payment, a 3-day notice should be provided to your tenant demanding payment of rent or possession of the premises. Should your tenant fail to comply with the 3-day notice, you may terminate the rental agreement. Should your tenant fail to vacate the premises upon such a termination, an eviction proceeding may be filed in county court where the rental property is located. It is important to note that the form and delivery of the 3-day notice must comply with the specific requirements set forth in Chapter 83.

If I must file a lawsuit to evict my tenant, may I recover for my attorney's fees expended?

Generally, to recover attorney's fees in litigation there must either be a contractual or statutory right to same. Chapter 83, Florida Statutes provides for recovery of prevailing party attorney's fees in certain circumstances. It is also recommended that in any written lease provisions for entitlement to attorney's fees be included. Such provisions, when read in conjunction with Chapter 83, Florida Statutes, may be useful in recovering attorney's fees incurred in any litigation necessary to enforce the terms of the lease.

Please call me or visit dhclaw.com if you have any questions about landlord/tenant law.

★ STAFF Spotlight

Ryan C. McDonnell

Please join us in welcoming our new firm administrator, Ryan C. McDonnell. Ryan earned a Bachelor of Arts degree in Business Administration from the University of Florida. He joins us with an extensive law firm background. Ryan is responsible for the firm's day-to-day operations, finances, human resources, accounting, facilities and so much more.

Ryan was born in San Diego, California, but moved to Florida at a young age and grew up in Clearwater. He has a great love of the water and in his spare time, he likes to fish—mainly freshwater, but also saltwater. At home, he has a freshwater fish tank with Central American cichlids. He also enjoys watching sports—both on TV and in person. College football, college basketball, and baseball are his favorites.

What would you be surprised to learn about Ryan? He went on a great road trip last summer to Utah, Wyoming,



Dennis R. DeLoach, Jr. and attorneys from the firm welcome Ryan McDonnell (third from left) as the new administrator for DeLoach, Hofstra & Cavonis, P.A.

and the Pacific Northwest. He rented a car and drove over 5,200 miles in 19 days. He visited 6 states, 2 countries, 8 national parks, and 7 state parks. He camped in several national and state parks and saw a lot of beautiful places in a part of the country that he had never visited before. Crater Lake (Oregon) and Yellowstone national parks were the most memorable for him.

What values are important to Ryan? Honesty, respect and kindness.

Honor Roll

DHC is proud of the longevity of our team and their dedication to excellence. Here we celebrate their commitment to our firm and clients.

41+ Years of Service

Dennis R. DeLoach Jr., Esq. '76

36–40 Years of Service

Peter T. Hofstra, Esq. '77

26–30 Years of Service

Jill Iacopelli '90

21–25 Years of Service

Ken Burke (1983–2004)*
Monica Case '96
Paul R. Cavonis, Esq. '93
Emiline Mosher '95

16–20 Years of Service

D. "Rep" DeLoach III, Esq. '01
Jeri Harig '99
Karen Snyder '97

11–15 Years of Service

April Ellison '85 / '11
Jennifer Pachoumis '05
Tammy Tolsma '05

6–10 Years of Service

Lorry Feldmeyer '11
Jerry Gude (2005–2015)*

1–5 Years of Service

Jordan Case '13
Gloria Centonze '13
Mary Lou Dahmer '17
Simone DeLoach, MBA '15
Ashleigh Fisichella '16
Laverne Fredrick '13
Alicia Greer '14
Dawn E. Matter '16
Ryan McDonnell '17
Joseph M. Murphy, Esq. '12
Christine O'Neil, Esq. '16
Brenda Ross '16
Best K. Sullivan '17
Sharon Touchton '17
Heide M. Ulmer '16

* Honorary



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Special MESSAGE

We Are Here to Help

Even if you think we cannot help you with your particular legal need, please still call us. We have a list of trusted attorneys who practice in other areas of the law that we can refer you to and get you the help you need. If you have any questions, please contact Simone DeLoach at **727-308-5441** or **simone@dhclaw.com** to learn more.

To update your address preferences, add friends or family to our mailing list, or to be removed, please call Simone DeLoach at **727-308-5441** or email her at **simone@dhclaw.com**.

PAWS for the LAWS



Congratulations Best!

Congratulations to Best Sullivan on her recent graduation from St. Petersburg College with an Associate in Science degree in Paralegal Studies with a concentration in Elder Law. We were so delighted to have Best recently



Best is pictured in her Guardianship and Elder Law class with Professor Donna Rose and Rep DeLoach.

intern with us. She received a wide variety of experience in practice areas including litigation, real estate, estate planning and elder law. Due to her hard work, positive attitude and reliability, she was offered and accepted a position working with the estate planning, elder law and real estate teams. So, another congrats on your new job. We are happy to have you aboard!

Before becoming interested in the law, Best was a substitute teacher. She holds a

Bachelor of Arts degree in French from the University of Central Florida and a Master of Arts in Teaching from Randolph College.



When you need help.

DeLoach Hofstra
+ Cavonis, PA
dhelaw.com

Connect With Us!



Published for informational purposes only and no legal advice is intended. Each case is different and prospective clients may not obtain the same or similar results. You are invited to discuss your legal questions with any of our attorneys. © 2017 by DeLoach, Hofstra & Cavonis, P.A. All rights reserved. No part of this newsletter may be used or reproduced in any manner whatsoever without written permission of the author. Printed in the United States of America.


Upcoming EVENTS

Our Favorite RECIPES

How to Qualify for Medicaid

TUESDAY, MAY 30, 5:30 P.M.

- ▶ *Income/Asset Rules*
- ▶ *Common Myths*
- ▶ *Crisis Management*

Estate Planning Essentials

TUESDAY, JUNE 13, 5:30 P.M.

- ▶ *Wills v. Trusts*
- ▶ *Advance Directives*
- ▶ *Asset Protection*

How to Qualify for Medicaid

TUESDAY, JULY 11, 5:30 P.M.

- ▶ *Income/Asset Rules*
- ▶ *Common Myths*
- ▶ *Crisis Management*

Estate Planning Essentials

TUESDAY, JULY 25, 5:30 P.M.

- ▶ *Wills v. Trusts*
- ▶ *Advance Directives*
- ▶ *Asset Protection*

Our educational seminars are free and open to the public so we welcome all friends and family. All seminars presented by attorney Rep DeLoach in the DeLoach, Hofstra & Cavinis, P.A. Law Library. Seating is limited so please RSVP to Ashleigh Fisichella at 727-397-5571, ashleigh@dhclaw.com or online at dhclaw.com.



Kathy's "Lucky" Chili

Congratulations to Kathy Carpenter, licensed title agent and closer for Seminole Title Company, for winning the staff chili cook-off! To learn more, read our "In the Community" article on the Chili Blaze. Here's her winning recipe:

- ▶ 1 ½ pounds of lean hamburger meat
- ▶ 1 pound of ground sausage (regular or sage)
- ▶ 1 medium size onion, chopped
- ▶ 1 can (28 oz) Hunt's Diced Tomatoes with Basil, Garlic & Oregano
- ▶ 1 can (16 oz) Bush's Chili Beans in Hot Chili Sauce
- ▶ 1 can (6 oz) tomato paste
- ▶ 1 can (5.5 oz) V8 Original Vegetable Juice
- ▶ 1 package/envelope of Chili Seasoning (mild or medium)
- ▶ 1 package/envelope of Chili Seasoning (hot)
- ▶ ¾ cup of water
- ▶ 1 tablespoon of Italian Seasoning

Brown hamburger and sausage. Drain. Put all ingredients in crock pot and stir well. Cook on high for 3–4 hours or cook on low for 7–8 hours.