

Robert A. Hoonhout, Esq.

7916 Treesdale Glen
Bradenton, Florida 34202
(941) 907-1580

SUMMARY OF QUALIFICATIONS

Legal counsel with over twenty years of real estate-oriented private practice coupled with simultaneous public sector employment, possessing extensive experience in all aspects of real estate law and zoning, commercial and residential property rights and development, title insurance, real estate financing, condominium, cooperative, and homeowner association law, property tax appeals, public sector/government law, utility law, and inter-local governmental cooperation. Excellent business, managerial and legal acumen combined with outstanding writing, interpersonal skills, and sense of humor. Member New Jersey Bar since (1978) and Florida Bar since (2002).

PROFESSIONAL EXPERIENCE

BARNES WALKER CHARTERED, Bradenton, Florida 2005 - PRESENT
Associate

- + Senior attorney involved in practice in all real estate related matters including the purchase, sale, leasing, taxation, and financing of residential homes, condominiums and commercial properties, as well as zoning and land use planning, together with analysis of tax aspects of such transactions.
- + Representation of Developers and Condominium and Homeowners Associations from initial filings to continuing relationships as Association general counsel.
- + Perform transactional work including the negotiation and sale of businesses, and advise as to choice of business organizations and the formation of same.

MACKEY LAW GROUP, PA, Bradenton, Florida 2003 - 2005
Associate

- + Management of busy real estate division at five-lawyer law firm with diverse real estate clientele.
- + Practice included extensive work in areas of commercial and residential development, formation of Association documents and state filings, and all related environmental and title issues thereto.
- + Representation of developers and developer-controlled condominium and homeowner associations from preparation of Declaration of Condominium or Covenants to turnover of Association to property owners.
- + Extensive preparation and negotiation of varied real estate documents and construction loan agreements relating to parcel purchase agreements, closings, and lender's rights.

ROBERT A. HOONHOUT, Montclair, New Jersey 1982 - 1993
Counselor at Law 1998 - 2002

Owner / Sole Proprietor

- + Effective management of one attorney office responsible for all areas of administration of practice with major emphasis in areas of real estate and land use/zoning law, corporate law, and estate administration.
- + Emphasis on representation of property development, land use, and title concerns in combination with all forms of real estate and property rights issues.
- + Experience includes large and small-scale financing and title closings, both residential and commercial.

- + Mortgage review and closing counsel for the Bank of New York.
- + Regular appearances before all municipal, county, and state tribunals in areas of planning and zoning and all related issues and landlord-tenant practice.
- + "Concierge Attorney"- associated with Coldwell Banker Realtors, responsible for handling exclusive territory on behalf of Coldwell Banker Realtors and NRT title services, rendering advice to staff and clients.

TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY pop 38,000 1983-2002

TOWNSHIP ATTORNEY, Director, Township Attorney's Office

- + Management Executive Team Member Assisting Township Manager in analysis, implementation and oversight of major administrative initiatives.
- + Supervision of all legal matters, paralegals and Law Department employees; overseeing and supervising contract and bidding procedures; and drafting of legislation for diverse community. Day to day advice to all departments on all aspects of Governmental Law and employee relations.
- + Extensive experience in all matters involving Municipal Land Use Law, Planning and Development, sale and conveyance of Public Lands and interests in real estate, environmental issues, condemnation law, and litigation of real estate tax appeals before the County Board of Taxation and Tax Court.
- + Expertise in facilitating regional shared services plans and inter-local cooperative agreements relative to provision of Utility, Health, and Fire Services with other municipalities and county utility authorities.
- + Successful reorganization of office and management of Township self-insurance program achieving significant cost efficiencies, supervision of outside counsel, and primary responsibility for successful labor relation's oversight of an 435 employee workforce.
- + Full knowledge of tort claim issues relative to liabilities and immunities.
- + Effective litigation experience in all forums, including Superior Court, Office of Administrative Law, Public Employee Relations Commission, Tax Courts, and Federal Courts.
- + Counsel for Third River Sewer Authority (Montclair, Glen Ridge, and Bloomfield Townships, members).
- + Satisfactory completion of Municipal Diplomats Course, prestigious designation demonstrating comprehensive governmental knowledge and experience.

RICCARDELLI AND HOONHOUT, Montclair, New Jersey

1994 - 1998

Partner

- + Extensive practice in areas of foreclosure, real estate development, commercial and residential property financing, representation of clients before tribunals such as the Essex County Board of Taxation, the Tax Court of New Jersey, Division of Alcoholic Beverage Control, and various Municipal Planning Boards and Government Bodies.
- + Experience in all matters of Environmental Law via assistance in representation of Pollution Control Financing Authority of Camden County in a major land-fill/environmental contamination litigation.

ESSEX COUNTY PROSECUTORS OFFICE, Newark, New Jersey

1979 - 1982

Senior Trial Attorney

- + Responsible for prosecution of all crimes including homicide and aggravated sexual assaults.
- + Responsible for full management of trial list, related investigations, and training of junior attorneys.
- + Comprehensive appellate experience gained as member of Appellate Section.

HONORABLE WILLIAM F. HARTH, J.S.C. SUPERIOR COURT, Newark, NJ.

1978 - 1979

Judicial Clerkship

PROFESSIONAL EXPERIENCE (Cont'd)

- + Experience in all practice matters including trial and docket control, motions, and drafting of opinions on behalf of trial Judge, Superior Court of New Jersey, Law Division.

EDUCATIONAL BACKGROUND

SETON HALL UNIVERSITY SCHOOL OF LAW, Newark, New Jersey
J. D. Cum Laude, 1978

LAFAYETTE COLLEGE, Easton, Pennsylvania
AB, Government and Law, 1975

MONTCLAIR ACADEMY, Montclair, New Jersey
Graduate 1971

- + Admitted Florida Bar 2002, New Jersey Bar 1978
- + Former Member: Garden State Board of Realtors, West Essex Board of Realtors
- + Member - Manatee County, Florida and American Bar Associations.

References are available upon request only please. Thank you.