

# DAVID S. FITZHENRY

<p><u>Work Address:</u></p> <p>Moritt Hock &amp; Hamroff LLP          1407 Broadway, 39<sup>th</sup> Floor          New York, New York 10018</p>	<p><u>Home Address:</u></p> <p>13 Lewis Circle          Babylon, New York 11702</p>
<p><u>Current Practice</u></p>	<p>Counsel in transactional real estate matters with a significant focus on complex cooperative and condominium law; representation of a wide variety of clients, including condominium associations, cooperative apartment corporations, lenders, developers, cooperative and condominium sponsors, purchasers, sellers, landlords, and tenants; special counsel to major retailers, educational corporations, medical centers, and various nonprofit organizations pursuing conversions of existing properties to commercial condominiums, including the creation of complex leasehold condominium structures; representing privately-held businesses in connection with the bulk purchase of unsold cooperatives shares and unsold condominium units, as well as the required filings with the New York State Department of Law.</p>
<p><u>Education</u></p> <p style="text-align: center;">Juris Doctorate: June 2005</p> <p style="text-align: center;">Bachelor of Arts: May 2001</p>	<p>New York Law School          New York, New York</p> <p>Fairfield University          Fairfield, Connecticut</p>
<p><u>Bar Memberships</u></p> <p style="text-align: right;">2006 - Present</p> <p style="text-align: right;">2005 - Present</p> <p style="text-align: right;">2005 - Present</p>	<p>State of New York</p> <p>State of New Jersey</p> <p>United States District Court of New Jersey</p>

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<u>Employment History</u>	
August 2023 - Present	Moritt Hock & Hamroff LLP New York, New York Position Held: Partner
July 2012 - August 2023	Ganfer Shore Leeds & Zauderer LLP New York, New York Positions Held: Partner (2018-2023), Associate (2012-2018)
October 2005 - July 2012	The Law Office of Maria C. Bielesz New York, New York Position Held: Associate
<u>Speaking Engagements</u>	
March 21, 2024	<p>“Trust Transfers in Co-ops and Condos”</p> <p>Presentation to workforce at Orsid Realty, New York City Office</p> <p>Description of Program: Discussion as to considerations for cooperative and condominium boards when unit owners seek to transfer title to a trust, along with the required documents in connection with such transactions.</p> <p>Presentation materials are attached.</p>
March 12, 2024	<p>“The Corporate Transparency Act”</p> <p>New York City Bar Association: Hot Topics Affecting Cooperatives &amp; Condominiums 2024</p> <p>Description of Program: Program concerning the Corporate Transparency Act, which is part of the federal Anti-Money Laundering Act of 2020 and went into effect on January 1, 2024. Particular focus was given to the requirements for compliance, along with how such affects cooperative and condominium boards.</p> <p>Presentation materials are attached.</p>

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<p>January 24, 2022</p>	<p>“Lessons Learned from the Condominium Collapse in Surfside, Florida”</p> <p>2022 Annual Meeting of the New York State Bar Association: Real Property Law Section Program</p> <p>Description of Program: Program focused on the tragedy that occurred at the Champlain Towers South Condominium in Surfside, Florida, and how New York condominiums and cooperatives can take steps to avoid a such a catastrophe. Issues of negligence, board member liability, the business judgment rule, engineering inspections, individual rights of unit owners and shareholders, and insurance will all be discussed, as well as the role of counsel in addressing the foregoing.</p> <p>Presentation materials are attached.</p>
<p>November 12, 2020</p>	<p>“Round Two - Tips for Preparing Your Condo or HOA for the Next Wave of COVID-19”</p> <p>Webinar Program Sponsored by The Cooperator</p> <p>Description of Program: Discussion of considerations for community associations in light of changes enacted as a result of, or during, the COVID-19 lockdown.</p> <p>Link to webinar is attached.</p>
<p>March 26, 2015</p>	<p>“A Whirlwind Tour Through Considerations in Condominium Documents: The Commercial Point of View”</p> <p>Presentation to attorneys at Willkie Farr &amp; Gallagher, LLP, New York City Office</p> <p>Description of Program: Discussion of various considerations for both purchasers of commercial condominium units in New York, along with hot button issues for lenders to consider with respect to project loans, inventory loans, and other financing at residential, commercial, and mixed-use condominiums in New York.</p> <p>Presentation materials are attached.</p>



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2020 - Present	New York State Bar Association: Cooperative and Condominium Committee
<u>Professional Ratings</u>	Super Lawyers: New York Metro Super Lawyers: 2020-2024
<u>Teaching Activities</u>  January 2022 - Present	Fordham University School of Law Adjunct Professor Course: Cooperatives and Condominiums
<u>Attachments</u>	Firm Biographical Page: <a href="https://www.morithhock.com/attorneys/david-s-fitzhenry/">https://www.morithhock.com/attorneys/david-s-fitzhenry/</a>
<u>Personal</u>	Date of Birth: April 16, 1979  Hobbies: Youth Athletics Coach: Basketball, Flag-Football
<u>Written Materials</u> (attached)	<ul style="list-style-type: none"> <li>- Real Estate Titles: The Practice of Real Estate Law in New York, Fourth Edition</li>   <li>Chapter 24 of Publication: "Condominium, Cooperatives, and Homeowners' Associations"</li>   <li>- Habitat Magazine: Co-op &amp; Condo Case Law Tracker Monthly Digest Articles: May 2022-Present</li> </ul>