

JEANNIE A. LIEBEGOTT

SHAREHOLDER



AREAS OF PRACTICE

Premises and Retail Liability
Automobile Liability
Rideshare Liability
General Liability

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ADMISSIONS

Florida
2004

U.S. District Court Southern
District of Florida
2010

EDUCATION

St. Thomas University School of
Law (J.D., 2004)

Florida State University
(B.S., 2001)

HONORS & AWARDS

South Florida Legal Guide, Top
Lawyer, Condo & Planned
Development Law, 2021

South Florida Legal Guide, Up &
Comer, Condominium Law, 2019

ASSOCIATIONS & MEMBERSHIPS

Broward County Bar Association

Florida Bar Association, Real
Property, Probate and Trust Law
Section

OVERVIEW

Jeannie is a member of the Casualty Department where she defends clients in a variety of personal injury matters. Her client base is focused on the hospitality industry including hotels, resorts, restaurants, condominium associations, shopping centers, national and local retainers. Specifically, she represents clients in premises liability, rideshare and general liability matters. Jeannie also represents commercial and individual clients in automobile negligence matters involving both bodily injury and uninsured/underinsured motorist claims.

As a member of Marshall Dennehey's Professional Liability Department, Jeannie handled Condominium and Association Director and Officer litigation for community associations and their directors in south Florida, including southwest Florida. She is also proficient in litigation involving breach of fiduciary actions, civil theft, professional (non-medical) negligence claims, privacy and data security and complex business litigation cases on the behalf of the firm.

Jeannie works closely with clients to safeguard their interests and identify potential risks and vulnerabilities, enabling her to minimize her clients exposure to various challenges and legal issues.

Jeannie graduated from Florida State University obtaining her B.S. degree, majoring in political science. She then went on to earn her *juris doctor* from the St. Thomas University School of Law graduating with honors.

After graduating law school in, Jeannie joined a south Florida law firm primarily handling matters involving commercial real estate development, land use and zoning. Jeannie continued to handle a variety of real estate transactional matters in Miami, Fort Myers and Orlando, Florida, including the issuance of title insurance on various commercial and residential real estate and financial transactions, lender representation, condominium law and real estate litigation.

Jeannie is admitted to practice law in the state of Florida and United States District Court Southern District of Florida.

THOUGHT LEADERSHIP

An employer's workers' compensation benefits and light-duty accommodation do not obviate its duty under the FMLA to provide notice of an employee's right to take FMLA leave.

**Fort Lauderdale
Employment Law
July 1, 2021**

Returning from a few days off due to a work-related injury, the employee was required by her employer to undergo an Case Law Alerts, 3rd Quarter, July 2021 is prepared by Marshall Dennehey Warner Coleman & Goggin to provide information on recent developments of interest to our readers.

Five-Year Statute of Limitations Bars Any Challenge to the Validity of Articles of Incorporation in Community Associations

**Fort Lauderdale
Non-Profit D&O
December 1, 2019**

The Second District Court of Appeals has now expanded the statute of limitations to challenges to Articles of Incorporation in community associations in Florida. Defense Digest, Vol. 25, No. 4, December 2019 is prepared by Marshall Dennehey Warner Coleman & Goggin to provide information on recent legal developments of interest to our readers.

The 2nd DCA expands Florida's five-year statute of limitations to articles of incorporation in community associations.

**Miscellaneous Professional Liability
October 1, 2019**

Although Florida courts previously held that the five-year statute of limitations set forth in Florida Statute § 95.11(2)(b) applied to restrictive covenants, the 2nd DCA recently expanded this limitation to encompass amendments to Case Law Alerts, 4th Quarter, October 2019

Americans with Disabilities Act may afford additional leave to employees following FMLA leave.

**Employment Law
April 1, 2017**

Walker worked for a nursing home facility operated by NP Chipola, LLC, and due to her duties of lifting patients through the years, she required shoulder surgery. Case Law Alerts, 2nd Quarter, April 2017

Legal Updates for Employment Law

**Fort Lauderdale
Employment Law
March 29, 2017**

ADA May Provide More Time Off to Employees Following FMLA Leave By Jeannie Hanrahan, Esquire The material in this law alert has been prepared for our readers by Marshall Dennehey Warner Coleman & Goggin.

PUBLICATIONS

"Five Common Hiring Errors Every Employer Should Know", Tampa Bay Business Journal, January, 2021

"Good News for HOAs: Courts Clarify Deadline for Governing Document Lawsuits," *Daily Business Review*, January 13, 2017

"Associations Rejoice: Florida Appellate Courts Breathe New Life into Controlling Documents for Community Associations," *Defense Digest*, Vol. 22, No. 4, December 2016

"Florida Supreme Court to Rule on Pregnant Employees," *Daily Business Review*, March 19, 2014

"Patiently Waiting for the Florida Supreme Court to Decide Whether Pregnant Women Are Protected Under the Florida Civil Rights Act," *Defense Digest*, Vol. 20, No. 1, March 2014

Case Law Alerts, contributor, 2014-present

"At-Will Employees--How Can the Florida Employer Protect Itself From the Time and Expense of Unwarranted Litigation?" *Defense Digest*, September 2011

MEDIA COMMENTARY

"19 Hiring Traps to Avoid", SHRM, October 23, 2020

RESULTS

Claims Against POA Become DOA

Miscellaneous Professional Liability

August 30, 2017

Obtained summary judgment in favor of a large Property Owners Association located in Fort Myers, Florida. The lawsuit was filed against the POA by three of the condominium associations that represent the 220-condominium unit owner members of the POA.

SIGNIFICANT REPRESENTATIVE MATTERS

Victory obtained at the trial court on a property owners association's Motion for Summary Judgment by successfully arguing an appeal wherein three condominiums sought to invalidate Articles of Incorporation for a homeowners association in Lee County, Florida, dating back to 1988. The Second District Court of Appeals affirmed the lower court's ruling on the POA's Motion for Summary Judgment confirming that the 5 Year Statute of Limitations acts as a bar to any challenge by unit owners to a homeowners associations articles of incorporation 5 years from its effective date (i.e. filing with the Secretary of State). In this case, the challenge was as to the ability of the POA to assess its membership for over 28 years. The Second DCA confirmed that the condominiums could not invalidate the amendment to the Articles of Incorporation for the POA and therefore, the POA was not obligated to return 28 years of assessments.