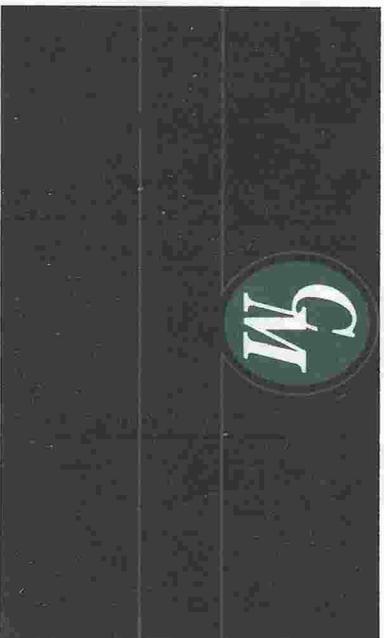


# *Certificate of Completion*



certifies that

**Julie Song of**

**Sunset Lakes Homeowners Association, Inc.**

has demonstrated the desire to be an effective Board Member in compliance with the Florida Statutes by attending "I Walk the Line: The HOA Board Certification Class" via CM On Demand on this 18<sup>th</sup> day of December, 2020.

**Congratulations!**

Orlando Office: Maitland – (407) 875-2655  
Toll Free: (888) 793-1486

[clayton-mccullough.com](http://clayton-mccullough.com)

Melbourne Office: Suntree/Viera – (321) 751-3449  
After Hours/Weekends: (407) 808-2553

# CERTIFICATE OF COMPLETION BOARD MEMBER CERTIFICATION

Julie Song

THIS PROGRAM (APPROVAL No: 9626346) HAS BEEN PRE-APPROVED FOR 2 HOURS OF CONTINUING EDUCATION CREDIT PURSUANT TO 61E14-4.001 FAC. IF YOU HAVE ANY CONCERNS THAT THE COURSE YOU HAVE JUST COMPLETED DID NOT MEET THE LEARNING OBJECTIVES SET OUT IN THE COURSE MATERIALS, DID NOT COVER THE SUBJECT MATTER OF THE COURSE, OR WAS A SALES PRESENTATION; PLEASE CONTACT THE COUNCIL'S OFFICE IN WRITING AT: DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS, 1940 NORTH MONROE STREET, TALLAHASSEE, FLORIDA 32399-1040

January 7, 2021  
DATE OF CLASS



**Leland**  
MANAGEMENT

Jeffrey Gay, CMCA, AMS  
Leland Management  
Course Instructor

# Becker

## ***CERTIFICATE OF COMPLETION***

is awarded to:

**Julie Song**

For successful completion of Continuing Education Course:

**Knowledge is Power: Navigating Florida HOA Laws**

**Sponsored by Becker & Poliakoff, P.A., Florida**

Provider Number 0000811

1 CAM Credit Hour, Course #9632550, Category 1 OPP Credit

**June 11, 2024**



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Date

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Jose Luis Baloyra

If you have any concerns that the course you have just completed did not meet the learning objectives set out in the course materials, did not cover the subject matter of the course, did not cover the subject matter of the course, or was a sales presentation; please contact the council's office in writing at: Department of Business and Professional Regulation, Regulatory Council of Community Association Managers, 2601 Blair Stone Road, Tallahassee, Florida 32399-0771

# Certificate of Completion

This Document Certifies That

Julie Song

has successfully completed the Course  
“2024 Legislative Update (2 Hours)”

THIS PROGRAM (APPROVAL No:9632760 ) HAS BEEN PRE-APPROVED FOR 2 HOURS OF CONTINUING EDUCATION CREDIT (2 in LEGAL UPDATE) PURSUANT TO 61E14-4 FAC. IF YOU HAVE ANY CONCERNS THAT THE COURSE YOU HAVE JUST COMPLETED DID NOT MEET THE LEARNING OBJECTIVES SET OUT IN THE COURSE MATERIALS, DID NOT COVER THE SUBJECT MATTER OF THE COURSE, OR WAS A SALES PRESENTATION; PLEASE CONTACT THE COUNCIL'S OFFICE IN WRITING AT: DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS, 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-

0771



FRANK A. RUGGIERI  
The Ruggieri Law Firm, P.A.  
Course Instructor

August 14, 2024 (CLASS DATE)

# CERTIFICATE OF COMPLETION

(Distance Online)

THIS IS TO CERTIFY THAT

\_\_\_\_\_  
CAM LICENSE NO.

*Julie Song*

Has successfully completed the Continuing Education Course:

## **JUMPING INTO THE PRESENT: WHY UPDATING THE GOVERNING DOCUMENTS OF YOUR ASSOCIATION IS CRITICALLY IMPORTANT**

Provider No.: PVD0005092 Course No.: 9630143 One (1) CEU Credit: OPP / ELE

IF YOU HAVE ANY CONCERNS THAT THE COURSE YOU HAVE JUST COMPLETED DID NOT MEET THE LEARNING OBJECTIVES SET OUT IN THE COURSE MATERIALS, DID NOT COVER THE SUBJECT MATTER OF THE COURSE, OR WAS A SALES PRESENTATION, PLEASE CONTACT THE COUNCIL'S OFFICE IN WRITING AT:  
DEPT. OF BUSINESS AND PROFESSIONAL REGULATION REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS  
2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399.

11/6/2024

Date Completed



*Kerstin Henze*

\_\_\_\_\_  
Instructor: Kerstin Henze, Esquire

# Becker

## ***CERTIFICATE OF COMPLETION***

is awarded to:

**Julie Song**

For successful completion of Continuing Education Course:

**Budgeting & Reserves**

Recording Date: November 13, 2024

**Sponsored by Becker & Poliakoff, P.A., Florida**

Provider Number 0000811

1 CAM Credit Hour, Course #9630156, Category 1 IFM Credit

**November 15, 2024**



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**Date**

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**Allison L. Hertz**

If you have any concerns that the course you have just completed did not meet the learning objectives set out in the course materials, did not cover the subject matter of the course, did not cover the subject matter of the course, or was a sales presentation; please contact the council's office in writing at: Department of Business and Professional Regulation, Regulatory Council of Community Association Managers, 2601 Blair Stone Road, Tallahassee, Florida 32399-0771



# CERTIFICATE OF COMPLETION

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LELAND MANAGEMENT  
CERTIFIES THAT

*Julie Song*

HAS SATISFACTORILY COMPLETED THE EDUCATIONAL CURRICULUM  
REQUIRED FOR SERVICE ON THE BOARD OF DIRECTORS OF A  
HOMEOWNER ASSOCIATION AS PROVIDED IN SECTION 720.3033 OF  
CHAPTER 720, FLORIDA STATUTES

**DATED THIS 11<sup>TH</sup> DAY OF FEBRUARY 2025**

**DIVISION OF CONDOMINIUMS,  
TIMESHARES & MOBILE HOMES**

---

*Jeffrey Gay*

**FLORIDA DEPARTMENT OF BUSINESS  
AND PROFESSIONAL REGULATION**

**COURSE INSTRUCTOR**

# CERTIFICATE OF COMPLETION

Julie Song

THIS PROGRAM (APPROVAL No: 9632767) HAS BEEN APPROVED FOR 1 HOUR OF FINANCIAL MANAGEMENT CONTINUING EDUCATION CREDIT PURSUANT TO 61E14-4.001 FAC. IF YOU HAVE ANY CONCERNS THAT THE COURSE YOU HAVE JUST COMPLETED DID NOT MEET THE LEARNING OBJECTIVES SET OUT IN THE COURSE MATERIALS, DID NOT COVER THE SUBJECT MATTER OF THE COURSE, OR WAS A SALES PRESENTATION; PLEASE CONTACT THE COUNCIL'S OFFICE IN WRITING AT:

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS  
2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-0771

## “BUDGET THE BUDGET SEASON”

July 30, 2025

Date



**Leland**  
MANAGEMENT

*Ryan Clifton*

Ryan Clifton, VP  
Leland Management  
Course Instructor

# CERTIFICATE OF COMPLETION

(Distance / Online)

THIS IS TO CERTIFY THAT

\_\_\_\_\_  
CAM LICENSE NO.

*Julie Song*

Has successfully completed the Continuing Education Course:

## **ELECTIONS: HOAS AND CONDOMINIUMS**

For CAMS: Provider No.: PVD0005092 Course No.: 9632980 One (1) CEU Credit: HR / ELE

For HOA Board Members: One CEU towards annual requirement

IF YOU HAVE ANY CONCERNS THAT THE COURSE YOU HAVE JUST COMPLETED DID NOT MEET THE LEARNING OBJECTIVES SET OUT IN THE COURSE MATERIALS, DID NOT COVER THE SUBJECT MATTER OF THE COURSE, OR WAS A SALES PRESENTATION, PLEASE CONTACT THE COUNCIL'S OFFICE IN WRITING AT:

DEPT. OF BUSINESS AND PROFESSIONAL REGULATION REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS  
2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399.

9/24/2025

Date Completed



*Kerstin Henze*

\_\_\_\_\_  
Instructor: Kerstin Henze, Esquire

# CERTIFICATE OF COMPLETION

(Online)

THIS IS TO CERTIFY THAT

\_\_\_\_\_ CAM LICENSE NO.

*Julie Kay Long*

Has successfully completed the Continuing Education Course:

## COVENANT ENFORCEABILITY FOR HOMEOWNERS' AND CONDOMINIUM ASSOCIATIONS

**For CAMS:** Provider No.: PVD0005092 Course No.: 9630145 One (1) CEU Credit: OPP / ELE  
**For HOA Board Members:** One CEU towards annual requirement

IF YOU HAVE ANY CONCERNS THAT THE COURSE YOU HAVE JUST COMPLETED DID NOT MEET THE LEARNING OBJECTIVES SET OUT IN THE COURSE MATERIALS, DID NOT COVER THE SUBJECT MATTER OF THE COURSE, OR WAS A SALES

PRESENTATION, PLEASE CONTACT THE COUNCIL'S OFFICE IN WRITING AT:

DEPT. OF BUSINESS AND PROFESSIONAL REGULATION REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS  
2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399.

1/13/2026

Date Completed



*Emily E. Gannon*

Instructor: Emily E. Gannon, Esquire

# CERTIFICATE OF COMPLETION

(Distance/Online)

THIS IS TO CERTIFY THAT

\_\_\_\_\_  
CAM LICENSE NO.

*Write in your CAM # after printing*

*Julie Song*

Has successfully completed the Continuing Education Course:

## **JUMPING INTO THE PRESENT: WHY UPDATING THE GOVERNING DOCUMENTS OF YOUR ASSOCIATION IS CRITICALLY IMPORTANT**

**For CAMS:** Provider No.: PVD0005092 Course No.: 9630143 One (1) CEU Credit: OPP / ELE

**For HOA Board Members:** One CEU towards annual requirement

IF YOU HAVE ANY CONCERNS THAT THE COURSE YOU HAVE JUST COMPLETED DID NOT MEET THE LEARNING OBJECTIVES SET OUT IN THE COURSE MATERIALS, DID NOT COVER THE SUBJECT MATTER OF THE COURSE, OR WAS A SALES PRESENTATION, PLEASE CONTACT THE COUNCIL'S OFFICE IN WRITING AT:

DEPT. OF BUSINESS AND PROFESSIONAL REGULATION REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS  
2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399.

2/27/2026

Date Completed



Emily E. Gannon, Esquire

Instructor