



CERTIFICATE OF COMPLETION



Kaye Bender Rembaum PL
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 19 DAY OF February, 2025

DIVISION OF CONDOMINIUMS,
TIMESHARES & MOBILE HOMES

FLORIDA DEPARTMENT OF BUSINESS
AND PROFESSIONAL REGULATION

Kerstin Henze

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

(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

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

Julie Song

THIS PROGRAM (APPROVAL No: 9632770) 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

“COLLECTIONS – UNDERSTANDING THE PROCESS”

April 8th, 2026

Date



Leland
MANAGEMENT

Ryan Clifton

Ryan Clifton, VP
Leland Management
Course Instructor

Certificate of Completion

awarded to:

Julie Song

RECORDKEEPING: BEST PRACTICES HOA BOARD MEMBERS

Sponsored By: SIEGFRIED RIVERA

Credit: 1 Continuing Education Hour

SIEGFRIED RIVERA



The Florida Department of Business and Professional Regulation (DBPR) Division of Florida Condominiums, Timeshares, and Mobile Homes has approved this course for Continuing Education (CE) for board members and directors of Chapter 720, Florida Statutes.

Evonne Andris

Date: June 10 2026

Signed: Evonne Andris, Esq.

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 DIVISION VIA EMAIL AT CTMHEDUCATION@MYFLORIDALICENSE.COM OR THE COUNCIL'S OFFICE IN WRITING AT: DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS/DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES & MOBILE HOMES EDUCATION SECTION, 2601 BLAIR STONE ROAD, TALLAHASSEE, FL 32399-0771.

Certificate of Completion

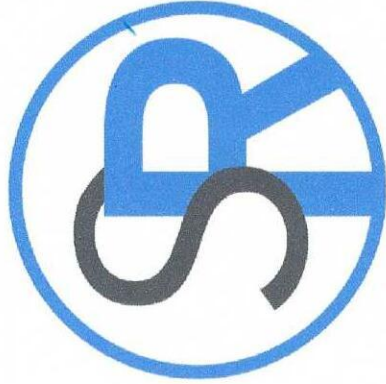
awarded to:

Julie Song

Understanding Architectural Committees(HOA)

Sponsored By: SIEGFRIED RIVERA
Credit: 1 Continuing Education Credit

SIEGFRIED | RIVERA



The Florida Department of Business and Professional Regulation (DBPR) Division of Florida Condominiums, Timeshares, and Mobile Homes has approved this course for Continuing Education (CE) for board members and directors of Chapter 720, Florida Statutes Homeowners Association.

Evonne Andris

Date: June 17, 2026

Signed: Evonne Andris, Esq.

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 DIVISION VIA EMAIL AT CTMHEDUCATION@MYFLORIDALICENSE.COM OR THE COUNCIL'S OFFICE IN WRITING AT: DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS/DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES & MOBILE HOMES EDUCATION SECTION, 2601 BLAIR STONE ROAD, TALLAHASSEE, FL 32399-0771.

CERTIFICATE OF COMPLETION

(Online)

THIS IS TO CERTIFY THAT

CAM LICENSE NO.

write in your number if a CAM

Julie Song

Has successfully completed the Continuing Education Course:

HOA RECORD KEEPING AND RECORDS ACCESS IN LIGHT OF 2024 LEGISLATION

For CAMS: Provider No.: PVD0005092 Course No.: 9633961 One (1) CEU Credit: EH-1

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.

8/11/2026

Date Completed



Emily E. Gannon, Esquire

Instructor

is awarded to:

Julie Song

Board Member

For successful completion of Continuing Education Course:

Understanding Florida's Community Association Education Requirements

Recording Date: June 8, 2026

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

Provider Number 0000811

1 HOA Board Member Credit Hour

 Allison Hertz

August 17, 2026

Allison Hertz

Date

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 INTENDED SUBJECT MATTER OF THE COURSE, OR WAS A SALES PRESENTATION; PLEASE CONTACT THE DIVISION VIA EMAIL AT CTMHEDUCATION@MYFLORIDALICENSE.COM OR IN WRITING AT: DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, & MOBILE HOMES, EDUCATION SECTION, 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-0771.

CERTIFICATE OF COMPLETION

For Community Association Managers Continuing Education Course

Is hereby granted to:

Julie Song

Board Member

Date: September 16th, 2026

To certify they have completed the reference course in accordance with the requirements of the Florida
Regulatory Council of Community Association Managers

Record Keeping and Record Access

Provider #PVD1190

Course # 963357

Approved for One (1) Continue Educational Credit Hour
IFM or Elective

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:

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REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS
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CERTIFICATE OF COMPLETION

(Distance / Online)

THIS IS TO CERTIFY THAT

CAM LICENSE NO.

Julie Song

Has successfully completed the Continuing Education Course:

ELECTIONS: HOMEOWNERS' & COMMUNITY ASSOCIATIONS

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:
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2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399.

9/16/2026
Date Completed



Emily E. Gannon
Instructor: Emily E. Gannon, Esquire

CERTIFICATE OF COMPLETION

For Community Association Managers Continuing Education Course

Is hereby granted to:

Julie Song

September 16th, 2026

To certify they have completed the reference course in accordance with the requirements of the Florida
Regulatory Council of Community Association Managers

Budgets Accounting 101

Provider #PVD1190

Course #

Approved for One (1) Continue Educational Credit Hour
IFM or Elective

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OBJECTIVES SET OUT IN THE COURSE MATERIALS, DID NOT COVER THE SUBJECT MATTER OF THE COURSE, OR WAS
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