

About the Authors

Michael H. Altman is a partner in Michael Best & Friedrich LLP's business law department. Mr. Altman's practice is concentrated in corporate and buyout transactions, securities regulation, and venture capital investment transactions. He has engaged in a diverse transactional practice that has involved public company transactions; strategic acquisitions and dispositions; private equity and venture capital investment transactions; and private company purchase and sale transactions, Hart-Scott-Rodino filings, and public offerings (both initial and secondary). Mr. Altman is admitted to practice in both Illinois and Wisconsin. He received his B.A. in 1989 from the University of Pennsylvania and his J.D. in 1992 from Washington University School of Law, where he was a member of the Order of the Coif and the *Washington University Law Quarterly*.

Lydia J. Chartre is a partner and chair of the Wisconsin offices of Kaman & Cusimano LLC, a firm dedicated to and exclusively serving community associations. She received her B.A., summa cum laude, from Carthage College and her J.D. from Marquette University Law School. Ms. Chartre is a member of the State Bar of Wisconsin and is admitted to practice in Wisconsin and before the U.S. District Courts for the Eastern and Western Districts of Wisconsin and the Northern District of Illinois. She is a fellow of the College of Community Association Lawyers.

Jonathan T. Luljak is a partner with Michael Best & Friedrich LLP in Milwaukee and focuses his practice on a broad range of real estate law. He is licensed to practice law in both Wisconsin and Illinois. Mr. Luljak assists clients with the development, structuring, and organizing of condominiums; the purchase and sale of condominium units; and a variety of other issues involving condominium ownership, management, and operations. In addition, he represents real estate developers and businesses in the acquisition, zoning and entitlement, financing, and construction of commercial real estate projects.

Daniel J. Miske is a partner in the Milwaukee office of Kaman & Cusimano LLC. He is one of only two Wisconsin attorneys admitted to the National College of Community Association Lawyers and until January 2026 serves as its national president. He also serves on its board of governors. He has also served many years on the board of directors of the Wisconsin Chapter of the Community Associations Institute (CAI) and is a past president and treasurer of the Wisconsin Chapter. Mr. Miske represents condominium associations and homeowners associations throughout Wisconsin and also serves as the president of his condominium association. His vast experience allows him to present options and see issues that others would likely miss, in part because of his service on the Wisconsin CAI Legal Action Committee, which reviews the current laws and comments on any proposed amendments.

Vincent M. Morrone is a partner in Michael Best & Friedrich LLP's business law department. Mr. Morrone's practice is concentrated in corporate and buyout transactions, securities regulation, venture capital investment transactions, and secured lending transactions. He has also engaged in a diverse transactional practice that has involved private company purchase and sale transactions, strategic acquisitions and dispositions, private equity and venture capital investment transactions, senior and mezzanine secured and unsecured lending transactions, and private placement offerings. He is admitted to practice in Wisconsin. He received his B.S., magna cum laude, in 2011 from the University of Wisconsin-Parkside and his J.D., cum laude, in 2014 from Marquette University Law School.

Melita M. Mullen is a shareholder with Bell, Moore & Richter, S.C., Madison, where she practices civil litigation and insurance defense. She received her B.A., with honors, from Vassar College and her J.D. from the University of Wisconsin Law School. Ms. Mullen is a contributing author to *The Law of Damages in Wisconsin* (State Bar of Wis. 9th ed. 2023 & Supp.), *Anderson on Wisconsin Insurance Law* (State Bar of Wis. 9th ed. 2023 & Supp.), and *Wisconsin Condominium Law Handbook* (State Bar of Wis. 6th ed. 2023 & Supp.).

Christopher J. Pahl is an attorney with Ruder Ware, L.L.S.C. in Green Bay and focuses his practice on commercial law, real estate, and secured transactions. Mr. Pahl regularly represents developers with respect to the establishment of condominiums. He also represents condominium associations on a wide variety of association matters.

Julia K. Potter is a partner at Boardman & Clark LLP and is a member of the firm's real estate and municipal practice groups. She assists individuals, businesses, and municipalities with a wide range of legal issues involving real estate, land use, and development—from drafting and negotiating purchase and sale agreements, easements (including conservation easements), leases, and declarations to assisting municipal and private-sector clients with development issues, tax-increment financing, zoning changes and variances, subdivision and condominium development, telecommunications siting, and all manner of disputes regarding real estate. Ms. Potter received her J.D., summa cum laude, from the University of Michigan Law School, where she was a member of the *Michigan Law Review* and Order of the Coif. She received her B.A. from Brown University, magna cum laude, and was elected to Phi Beta Kappa.

Timothy C. Smith is an attorney in the Tax & Employee Benefits Practice Group in the Milwaukee office of Godfrey & Kahn, S.C. His practice focuses primarily on the federal and state aspects of mergers, acquisitions, reorganizations, spin-offs, like-kind exchanges, and other business and real estate transactions. Mr. Smith advises clients on the tax consequences of forming, owning, restructuring, reorganizing, and selling limited liability companies, C corporations, S corporations, partnerships, and joint ventures.

John P. Starkweather is a partner in the Real Estate Practice Group of Boardman & Clark LLP and is licensed to practice in Wisconsin and Illinois. He is a 1991 graduate of the University of Wisconsin Law School, cum laude.

Brent A. Stork is a partner in the Milwaukee office of Michael Best & Friedrich LLP. He practices finance law and has significant experience in commercial and real estate loan transactions of all types. He is a 1998 graduate of Marquette University Law School, magna cum laude, and a 1994 graduate of Marquette University, cum laude.

Ronald M. Trachtenberg is an attorney at Fuhrman & Dodge S.C. where he concentrates his practice in real property and land use law, including assistance for developers and individuals in obtaining governmental entitlements, such as land subdivision and zoning approvals; infrastructure and building construction contracts; and residential, commercial, and mixed-use condominium development. Mr. Trachtenberg served eight years on the City of Madison Common Council, serving as a member of the Plan Commission and the Board of Public Works. He serves on the board of directors of Madison Development Corporation, a nonprofit, nonstock corporation. Mr. Trachtenberg received his J.D., cum laude, from the University of Wisconsin Law School and his B.A., cum laude, from Cornell University.

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