

DeLoach Hofstra + Cavonis, PA

NAVIGATOR

When you need help, showing you and your family the way.

Injury Law + Estate Planning + Elder Law + Real Estate & Association Law + Litigation + Probate

New Face, New Place



Rep and Michelle in Sun City Center

Some careers take unexpected turns.

Some decisions are rooted in emotional losses and the determination that follows. When you're fortunate, people and places combine to serve a greater purpose. Michelle Lianzo is proof of that.

In her previous career as a Realtor[®], Michelle walked clients through often stressful endeavors by paying attention to detail, exhibiting empathy, and solving problems. It was all part of her job description. Years into a successful career, she chose to elevate her skills and experience to the practice of law.



Michelle and Rep in the new office

While attending the Stetson University College of Law, Michelle's grandmother was diagnosed with dementia. Experiencing how this diagnosis affected her and her family eventually compelled her to seek a concentration in elder law and the practice of estate planning.

And then everything came together. Michelle joined DeLoach, Hofstra & Cavonis, P.A. as an estate planning and

elder law attorney just as the firm was expanding into Hillsborough County with a new satellite office in Sun City Center where Michelle had previously worked.

As a "second career" attorney, Michelle offers a unique perspective of established professional experience and a newfound enthusiasm for assisting others through the practice of law.

"The fact I now work at such a supportive, client-forward firm, not far from where I was born and where my grandmother lived, makes it a full circle moment for me," Michelle beamed.

"I'm extremely honored to welcome attorney Michelle Lianzo to our estate planning and elder law department," exclaimed estate planning and board certified elder law attorney Rep DeLoach. "Her expertise and dedication to serving clients will undoubtedly enrich our team and provide needed help to our growing practice."

This exciting expansion and new hire is another milestone in our firm's long and successful history. Acquiring Meni Kanner's practice in Pinellas Park and John Pecarek's practice in Largo, together with opening our new office in Sun City Center continues to enhance our ability to meet our clients' needs.

"I am excited to join the estate planning and elder law team because it presents a wonderful opportunity to learn from Rep, the best in the field, and to work in such a supportive environment," added Michelle. "The firm's values and commitment to service, respect, and integrity make it the perfect place for me to learn and grow as a legal professional."

Please join us in welcoming Michelle to the firm. To learn more about Michelle, visit dhclaw.com/Michelle.

In the COMMUNITY

32nd Annual Pet Walk

Heartfelt thanks to the DHC/STC Legal Beagle donors who helped make this year's Pet Walk a success! Attorney Rep DeLoach had the tough job of judging the cutest costumes for the Pet Costume Contest. "Pupcorn" took this year's prize for their creative theme. With DHC/STC as a Bronze Sponsor, this year's event raised over \$171,000. The Legal Beagles contributed over \$2,000 and were the 12th-highest fundraising team out of 65. As appreciation gifts, Legal Beagle donors received our new "Legal Beagles" cowboy koozie and sticker. The much-needed funds raised help to rescue and rehabilitate homeless and suffering animals in our community. Join the Legal Beagles and receive a pet bandana and invitations to future pet-friendly events by visiting theLegalBeagles.com or call 727-308-5441.



Legal Beagles Pet Walk team



Rep with the Pet Costume Contest winners



Cowboy koozies



Bonnie Beagle greeting a cute friend



Legal Beagles "posse" with Bonnie Beagle



Charlotte, Liam and Connor with Bonnie Beagle



Chili Blaze awards displayed in the Flamingo Room

Pinellas Park Firefighters Chili Blaze

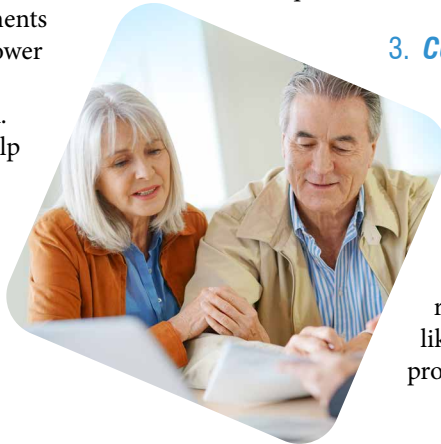
The DHC/STC Legal Beagles were on fire this year winning two categories in competition: 1st Place for Best Booth and 3rd Place for Best Chili. Last year we won 2nd place for best booth, so we were on a mission to take the top prize this year with a western-themed booth offering our new cowboy koozies and photo opportunities for "little outlaws" with Bonnie Beagle. Then, with 29 teams in competition, our team was elated with attorney Joe Murphy's 3rd place win for his Wagyu Beef and Beer Chili recipe, our first-ever win in this category. DHC/STC was a lead sponsor of the event benefiting the Muscular Dystrophy Association of Tampa Bay. Over \$14,000 in funds were raised to provide medical equipment, treatments, and a summer camp for children suffering from Muscular Dystrophy. See *Our Favorite Recipes* in this issue for Joe's winning recipe.



Top 4 Estate Planning Tips

1. Create a Comprehensive Estate Plan

Ensure that your estate plan includes essential documents such as a will, durable power of attorney, health care surrogate, and living will. These documents will help dictate how your assets are distributed, who manages your finances and healthcare decisions, and provide instructions for end-of-life care.



2. Regularly Review and Update Your Estate Plan

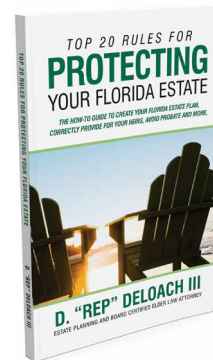
Life circumstances change over time, so it's crucial to review and update your estate plan periodically. Major life events such as marriage, divorce, birth of children or grandchildren, or significant changes in your financial situation may require modifications to your estate plan.

3. Consider Creating a Living Trust

While not every estate plan needs to avoid probate, if you want to make things easier for your heirs/family, a funded revocable living trust is likely the best way to avoid probate for your family.

4. Communicate Your Wishes With Loved Ones

It's essential to discuss your estate plan with your family members and loved ones. Inform them about your decisions, the location of important documents, and the role of any appointed individuals. Clear communication can help prevent future misunderstandings and conflicts among family members.



If you want to learn more about estate planning, download a free copy of my book *Top 20 Rules for Protecting Your Florida Estate* at dhclaw.com/FreeLegalResources.



Read What Our Clients Say

Bobbie
Estate Planning Client

We had to correct our deed to the house and have the power of attorney brought up to date. Michelle Lianzo took care of us. She did an outstanding job explaining the laws for the power of attorney. Very easy to understand the explanations. Michelle also updated our trusts when we first moved to Florida. It was very easy to do with her. She is very professional and courteous. I would highly recommend Michelle and DeLoach, Hofstra & Cavonis, P.A.



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 PROUDLY A **PET-FRIENDLY OFFICE**

Special MESSAGE

#DHCkoozie Photo Contest



With summer travel ramping up, it's time to submit your koozie pics to simone@dhclaw.com. We'll post your photo on our Facebook page. Whoever gets the most "Likes" will win a \$50

Amazon gift card! Contest closes Tuesday, September 5. Visit dhclaw.com/DHCkoozie to learn more. No koozie? No problem! Pick one up at our office!

Cover masthead photo: Monarch butterfly on pink swamp milkweed flowers

To update your address preferences, add friends or family to our mailing list, or to be removed, please call Simone DeLoach at **727-308-5441** or email her at simone@dhclaw.com.

PAWS for the LAWS



Going Green: New Ford E-Transit Van & Chargers



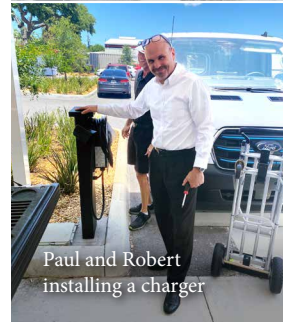
It's electric (boogie, woogie, woogie)!

As part of our Going Green initiatives, the firm recently replaced our gas-powered company van with a new, all-electric Ford E-Transit for office runs, community events, and more. In addition to environmental benefits such

as zero tailpipe emissions, this powerful vehicle requires far less maintenance. We also installed two new electric vehicle (EV) charging stations that may be used, when available, by law firm clients and title company customers while at appointments or closings. Simply check with the receptionists. A second charger is reserved for longtime electric vehicle champion attorney Rep DeLoach. Thanks to attorney (and construction professional) Paul Cavonis, assisted by office runner Robert Case, for pouring the concrete and installing both chargers! To learn more about our Going Green initiatives, visit dhclaw.com/green.



Rep charging his Tesla



Paul and Robert installing a charger



When you need help.

DeLoach Hofstra
+ Cavonis, PA
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Connect With Us!



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Upcoming EVENTS

While in-person seminars are on pause, we continue to offer estate planning, long-term care and pet planning seminars online. All seminars are presented by attorney Rep DeLoach.



Our Favorite RECIPES



Estate Planning Essentials

- ▶ *Wills v. Trusts*
- ▶ *Probate and Probate Avoidance*
- ▶ *Asset Protection Strategies*
- ▶ *Incapacity Planning*

How to Qualify for Medicaid

- ▶ *Income/Asset Rules*
- ▶ *Healthcare Crisis Management*
- ▶ *Irrevocable Trust Planning*
- ▶ *VA Benefits*

Estate and Pet Planning

- ▶ *Pet Planning and Pet Trusts*
- ▶ *Incapacity Planning, including who to name to help you*
- ▶ *Wills, Trusts and Probate*
- ▶ *Charitable Planning*

Please visit [dhclaw.com/seminars](https://www.dhclaw.com/seminars) to register. If you would like to be added to a list to be contacted when our in-person seminars resume, please contact Ashleigh Fisichella at 727-308-5441 or ashleigh@dhclaw.com.

Joe's Wagyu Beef and Beer Chili

Congratulations to attorney Joe Murphy for winning the 7th Annual DHC/STC Presidents' Day Chili Cook-Off! We competed with Joe's winning recipe at the Pinellas Park Firefighters Chili Blaze and his recipe won 3rd Place! (serves 8-10)

- ▶ 3 lbs ground Wagyu beef
- ▶ 3 (16 oz) cans of red beans
- ▶ 2 (16 oz) cans of chili beans (mild)
- ▶ 1 (16 oz) can of tomato sauce
- ▶ 3 (16 oz) cans of fire-roasted tomatoes
- ▶ 1 (16 oz) can of sweet corn
- ▶ 3 (1.25 oz) packets of chili seasoning
- ▶ 3-5 tbsp chili powder (to taste)
- ▶ 1 (12 oz) bottle of Stella Artois beer

Brown ground Wagyu beef and drain. Stir in chili beans and chili seasonings. Stir in red beans (drained) and fire-roasted tomatoes (undrained); bring to boil. Add corn, tomato sauce, and Stella Artois beer; simmer on low for 10 minutes. Add salt, pepper and garlic salt to taste.