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Check out our photos in this issue

Also In This Issue...

- Before Disaster Strikes
- Why Should I Acquire My PCAM?
- Electric Cars, Charging Stations and Condos
- Protect Your Waterbodies
- Save Energy Dollars When Away From Home
- Photos Galore! Covering Golf, Mixers, Sponsor Dinner & our Florida Keys Event




SOUTHEAST FLORIDA CHAPTER
community
ASSOCIATIONS INSTITUTE

Images from the 2019 Golf Tournament

Tournament Title Sponsor: Best Roofing



community LIVING

July 2019

Volume I, Issue 28

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Jill Proietti

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CAI SE FLORIDA CHAPTER

304 Indian Trace

Suite 538

Weston, Florida, 33326

954-816-0661

Email: ced@cai-seflorida.org

Web: cai-seflorida.org

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WHAT IS CAI? Over 41,000 Members and Growing!

Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, competent, harmonious community associations. For more than 40 years, CAI has been the leader in providing education and resources to the volunteer homeowners who govern community associations and the professionals who support them. Our members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to associations. Our local chapter serves over 400 members with annual events including Trade Show & Expo, Golf Tournament, CAM & Board Member Education events and so much more.

READER COMMENTS & ARTICLES ARE WELCOME

Columns and ideas from all our members are always welcome. Send submissions in Microsoft Word format to: ced@cai-seflorida.org

Articles appearing in *Community Living* reflect the author's opinion and not necessarily that of CAI. Acceptance of advertising does not constitute an endorsement of the product or service.

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- Aug. 8: **m-100 course, *Essentials of Community Association Management*, offered in Ft. Lauderdale. Aug. 8-10.** Visit CAIONline.org
- Aug. 23: **CAI-SEFL Broward Leadership Expo.** Sunrise Civic Center. Register via CAI-SEFlorida.org/Events. Free registration for all LCAMs and Homeowner Leaders.
- Aug. 27: **Hot Topics Breakfast***- Monthly Broward Breakfast Meeting 1-hour CE credit after breakfast. CAI CAM Members eat FREE!
- Aug. 28: **Networker Mixer at Bahama Breeze in Miami.** Register via CAI-SEFlorida.org/Events. CAI CA Members FREE!
- Sept. 12: **CAI-SEFL Broward Leadership Expo.** Kovens Conference Center FIU Campus. Register via CAI-SEFlorida.org/Events. Free registration for all LCAMs and Homeowner Leaders.
- Sept. 19: **Business Partners Essentials Course in Ft. Lauderdale.** Morton's Steakhouse. Contact CED Jill Proietti: CED@CAI-SEFlorida.org.
- Sept. 24: **Hot Topics Breakfast***- Monthly Broward Breakfast Meeting 1-hour CE credit after breakfast. CAI CAM Members eat FREE!
- Oct. 29: **Hot Topics Breakfast***- Monthly Broward Breakfast Meeting 1-hour CE credit after breakfast. CAI CAM Members eat FREE!
- Nov 26: **Hot Topics Breakfast***- Monthly Broward Breakfast Meeting 1-hour CE credit after breakfast. CAI CAM Members eat FREE!
- Dec. 5: **Holiday Gala & Casino Night-** Additional details to be announced! To take place at The Sonesta Ft. Lauderdale.

*Check cai-seflorida.org for specifics of each "HOT TOPIC-HOT BREAKFAST." Registration and payment links also provided online! All events listed above are subject to change.

From the Desk of the Executive Director

Jill Proietti, CED, ced@cai-seflorida.org



Greetings! We are halfway through 2019; where has the time gone? We have been very busy the first six months and are planning great things in the second half of the year.

Our first big event of the year, our Annual Golf Tournament sponsored by Best Roofing, was an astounding success. Our charity this year was F.I.S.P., Florida Initiative for Suicide Prevention, a very worthwhile cause. We presented them a check for over \$3,000. Once again, we maxed-out with 144 golfers!

Our Annual Sponsor Appreciation Dinner was held Thursday, April 26, and our final time at the beautiful Pier 66 Pier Top room which is closing for major renovations. We will miss that outstanding location. Please support our Chapter Sponsors by using their services and showing them how important they are to us all.

We finally made it to the Keys in June! What a fantastic and informative day it was at the Islander Resort in Islamorada. We had a full day of education, a panel of experts pertaining to Hurricane Preparedness, and ended the day with a Networking Reception for our Business Partners, LCAMs and Board Members in attendance. We hope to make this an annual event!

We are changing things up a bit from our traditional trade show/expo, presenting two Leadership Expos, one in Broward and one in Miami-Dade, and similar to our Keys event. They will be a smaller, table top style expo, with an emphasis on Legislation. Everything you wanted to learn about our State Legislation and more! It will also be one of the first opportunities to take the 2020 Legal Update. Sponsorships are also available. Check out our website – CAI_SEFlorida.org for further details...or call me!

This year's Holiday Gala will be held Thursday, December 5, at the gorgeous Sonesta Fort Lauderdale. The event will include our annual Casino Night along with another surprise. Please make sure you can join us as we celebrate the holidays with our friends and colleagues!

We always encourage suggestions and participation on our committees so that we may bring you all the programs you, as members, are interested in. Please feel free to email me at ced@cai-seflorida.org or call 954-816-0661. Please check our website regularly for all of our upcoming events; you wouldn't want to miss anything! I look forward to seeing you at our next event!

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Howard J. Perl

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Rosa M. de la Camara

RDELACAMARA@beckerlawyers.com

305.260.1011



Kenneth S. Direktor

KDIREKTOR@beckerlawyers.com

954.965.5050



Donna DiMaggio Berger

DBERGER@beckerlawyers.com

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*We welcome our new (and renewed/re-joined) Chapter Members!
February 16, 2019 to July 16, 2019. New members highlighted in bold.
See you at our next event!*

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Asphalt Restoration Technology
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Note: existing companies and organizations may appear in bold (as new) if they added new individual members through the company, as Business Partner Members. In addition, existing individual members may appear as 'new' if he/she rejoined while changing membership type.



Sunrise Civic Center

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- 2:00pm-4:00pm: "Legal Update"
- 4:30pm-5:30pm: Keynote; "Ask the Experts Hot Topics Panel". 1 CEU credit in IFM
- 5:30pm-7:30pm: Reception: Social and Networking

At 3:00pm there will be a Coffee & Cookie Break in Broward and a Cafecito & Cookie Break in Miami.

RSVP for each via...
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What the PCAM credential means for you as an Association Manager and what it means for me



Steve G.
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More than 60 million Americans live in an estimated 315,000 association-governed communities.

There are now over 42,000 CAI members which include community association volunteer leaders, managers, management companies and businesses that provide products and services to these communities. However, only an elite group of managers have taken the path on becoming a Professional Community Association Manager (PCAM®).

As a community association manager, the most important thing you can do to increase your earning potential and accelerate your career is to obtain training and credentials from CAI's Professional Management Development Program (PMDP). Through this program, CAI provides the most comprehensive, expert education courses for community managers seeking to increase their skills, knowledge and job opportunities. The inevitable goal is obtaining the PCAM® designation.

Join the elite group of community association managers who have earned the (PCAM®) credential. Earlier this year, the number of PCAM's hit 3000 which marked a new milestone for CAI. Since then, several more PCAM credentials were

awarded and those managers were honored at this years CAI National Conference this past May in Orlando, FL. These managers now join the worldwide group who have earned the highest level of professional recognition in the community association field.

SO WHAT DOES THAT MEAN FOR YOU AND YOUR CAREER ?

The path in obtaining the PCAM® credential is a long, expensive, tedious, challenging and difficult path which will requires the utmost commitment to join this elite group. Through the process, you will learn new ways on how associations are being managed in other parts of the country rather than your own local State. In attending several PMDP courses required, you will learn and sometimes have a refresher of many subject matters in the community management field. For me, I enjoyed meeting professionals in my field from other parts of the country, but mostly from other parts of the world. Attending these courses allowed me to meet professionals from as far West to California, as far North into Canada and halfway around the world from Dubai. To this day, I keep in contact with many of those managers and instructors I've met throughout the process.

Going through the process of obtaining my PCAM has challenged me to a point in which made me respect and appreciate all those before even more so than I already did. Understanding what has to be done has opened my mind to better understand both the business aspect of the industry and reminded me in the benefits of being committed to something this special. There is no better sense of accomplishment of your commitment than walking across that stage at the CAI National Conference and hearing your name called out and one of the newest PCAM's inducted.

Continued on page 14



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Before Disaster Strikes

-Doug Weinstein, VP Project Management Group, Inc. (Akam Living Services, Inc.)



With the 2019 hurricane season in full swing, it is incumbent on all associations to be adequately prepared for tropical storms and category hurricanes. In fact, protecting the association's structures is required under the terms of your property and hurricane insurance policies. Failure to take preventative measures can lead to a carrier attempting to deny coverage. The less damage caused by proper planning will result in potentially less capital work needing to be done which translates into fewer assessments to your members.

How do we protect ourselves? The main damage to a structure and its mechanical components are caused primarily by wind and storm surge.

Protecting your site is a year-round occupation. If you see a potential issue, remedy it immediately. This can include such items as deterioration of the building's exterior envelope, improperly secured rooftop mechanical equipment and overgrown landscaping. We also recommend that a pre-storm photographic record be kept of key areas and equipment as well as post storm damage photos/videos. This record is very helpful as many times your insurance carrier will not be able to have their inspector/adjuster on-site before you need to start restoration. It will also help minimize disputes during the claims process.

A facade with stucco cracking, spalled concrete, open post tension pockets, loose railings and deteriorated perimeter sealants is just asking for problems should even a category 1 hurricane fall upon us. Visually monitor your property on a continual basis. Many of these items are easily seen even to the untrained eye. Left uncorrected

they can lead to structural damage during a hurricane.

A good portion of your building's mechanical equipment, especially in mid- and high-rise associations are located on roof areas and are extremely susceptible to wind damage during a hurricane. Ensure that all items such as cooling towers, ventilation fans and even your residents individual AC compressor units are secured properly, and the anchoring method is not deteriorated. Also your actual roofing system should be receiving regular inspections/repairs by a professional roofing contractor. A delaminated roofing system is just asking for trouble during a hurricane. Ascertain that all ejector and sump pumps are operating correctly. Ensure that your roof top mechanical rooms are as watertight as possible such as elevator motor rooms. Various water barriers are available to protect these areas as well as areas below grade such as mechanical rooms located in garages that are susceptible to flooding.

Even if your association has done all of the above, your job is not finished. All associations should have a detailed plan of action should a hurricane warning/watch or a mandatory evacuation order be given. Residents should be reminded that mandatory means mandatory. Riding out even a category one event can be fool hardy and life threatening. Remember that emergency services and first responders will not answer calls when the sustained wind speeds exceed 40 miles per hour. Advise residents that during the hurricane certain building services will not operate.

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150 South Pine Island Road
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Tel 954-315-9570
Andrew Dyke
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Continued from page 12

HOW CAN THE PCAM HELP MY CAREER ?

“Professionals who earn CAI credentials maximize the value they can provide to their community association clients,” said CAI Chief Executive Officer Thomas M. Skiba, CAE. “Not only have these professionals demonstrated a personal commitment to self-improvement, but they have also elevated their practical knowledge and expertise. That’s what all community associations need, and what board members and residents deserve.”

State legislatures occasionally have sought—inappropriately—to license community association managers as real estate brokers or property managers. There are actually a handful of States that have State licensing requirements. But community association management is a specific profession requiring unique skills. By definition, property managers perform facilities management and leasing services. Association managers are hired to work with volunteer boards of directors to enhance, preserve and protect communities. While licensure of real estate brokers, agents or property managers protects consumers in sales transactions, it does not protect consumers—homeowners—in the ongoing management and operation of their communities

While CAI opposes the regulation of community association managers as real estate brokers, agents or property managers, we encourage the certification of community association managers. In

states that propose mandatory regulation of these professionals, such as Florida, CAI supports a regulatory system that incorporates adequate protections for homeowners, mandatory education and testing on fundamental management knowledge, standards of conduct, continuing education and appropriate insurance requirements.

Since obtaining my PCAM credential, I’ve learned quickly that many communities and management companies often seek out managers with the PCAM credential for employment. The PCAM has shown me many doors of opportunity as there have been no shortage of phone calls on an annual basis.

As a globally recognized credential, I have a large comfort feeling that the PCAM can assist me in employment opportunities anywhere in the country should my family decide to move out of South Florida. We have actually talked about that possibility and it brings a level of comfort that I can relocate knowing there is demand preference of PCAM’s in various markets in the country.

In closing, for me there is nothing more important than the people I’ve met during the process of obtaining my PCAM and the business relationships I’ve development. There are many that I am happy to call my friends. There is always a special spot in my heart for my case study classmates and my facilitator, Mr. Stephen Bupp. Thank you!

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Leeyen Sieza: 305-233-0500
Email: LS@SuperRestoration.com

Water Restoration Group
Monica Martinez
305-661-2533

Angius & Terry, LLP
Laurie Shrader: 305-239-8877
Email: lshrader@angius-terry.com

Association Reserves, FL, LLC
Will Simons, RS: 954-210-7925
Email: wsimons@reservestudy.com

BB&T Association Services
Henry Campos: 786-514-3030
Email: Hcampos@BbandT.com

Basulto Robbins & Associates, LLP
Russell M. Robbins, Esq.: 305-722-8900
Email: rrobbins@brolawyers.com

Becker
Howard Perl, Esq.: 954-364-6054
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BuildingLink
Richard Worth: 212-501-7117, ext. 535
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The Castle Group
Jordan Goldman: 954-660-1866
Email: jgoldman@castlegroup.com

Centennial Bank
Kathy Naughton: 954-203-1285
Email: knaughton@my100bank.com

Center State Bank
Phone: 954-708-5405
Myrna Meza: mmeza@centerstatebank.com or
Terri Russo: trusso@centerstatebank.com

The Falcon Group
William Pyznar: 305-663-1970
Email: Wpyznar@thefalcongroup.us

Kaye, Bender, Rembaum Attorneys at Law
Michael Bender, Esq.: 954-928-0680
Email: mbender@KBRlegal.com

Mutual of Omaha Association Banking
Luis Alicea: 786-273-5197
Email: Luis.Alicea@mutualofomahabank.com

Popular Association Banking
Rebecca Prieto: 305-206-0170 or 786-953-1221
Email: rprieto@bpop.com

Sherwin Williams
Rudy Silva: 954-732-7948
Rodolfo J. Silva@Sherwin.com

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Stephanie Bowman: 305-442-3334, ext. 324
Sbowman@siegfriedrivera.com

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Tracy Fleming: 954-587-8777
Email: info@solitudelake.com

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Rick Alfonso: 305-715-5181
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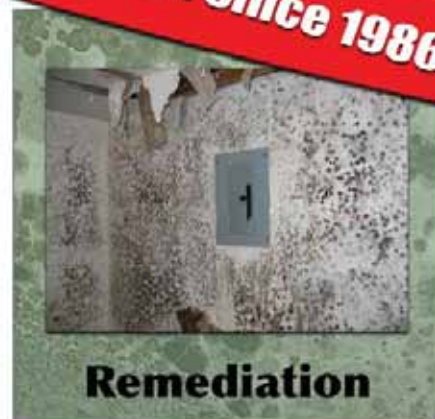
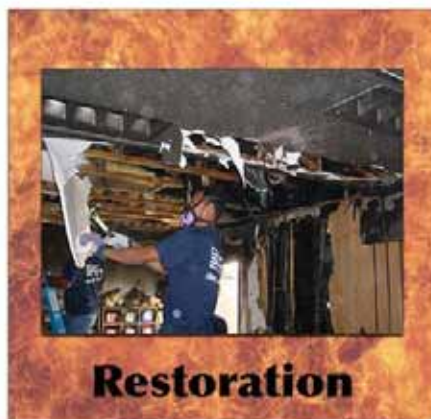
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Electric Vehicle Charging Stations: Condominiums Going Green

-Jeffrey A. Rembaum, Esq., BCS, Kaye Bender Rembaum
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While gasoline powered vehicles are still dominant on Florida's roads, the ever-growing presence of electric vehicles cannot be ignored. The number of electric vehicles on our highways and streets continue to climb as they become more and more affordable. As consumers continue to embrace a greener lifestyle, Florida's lawmakers have paved the way for condominium unit owners' need to have access to electric vehicle charging stations. Effective July 1, 2018, new legislation, section 718.113(8) of the Florida Statutes, became effective which facilitates a unit owner's ability to install and use an electric vehicle charging station within the unit owner's limited common element parking space.

This new legislation prohibits the condominium association's board of directors and a declaration of condominium provision or other restrictive covenants from prohibiting (or being enforced to prohibit) any unit owner from installing an electric vehicle charging station within the boundaries of the unit owner's limited common element parking space, subject to certain conditions as laid out in this new legislation.

It is important to note that the right of installation of an electric vehicle charging station is ONLY applicable to the "limited common element" parking space and does not apply to a "common element" parking space. There is an important difference between a common element and a limited common element parking space. While all unit owners own an undivided interest in both, the limited common element parking space vests an individual use right to the owners of the unit to which the limited common element is appurtenant (connected to). Therefore, associations may prohibit the installation of electronic vehicle charging stations within the common elements or other portions of the condominium property that are maintained for the

general use and benefit of all unit owners, but not as applied to a limited common element parking space, subject to the limitations and conditions of the legislation.

Thus, section 718.113(8) of the Florida Statutes, provides that, in considering a unit owner's request to install an electric vehicle charging station, the association first must determine whether the charging station is to be installed within the boundaries of the requesting unit owner's limited common element parking space. Whether a parking space is a limited common element is determined by the provisions of the declaration of condominium designating the parking space for the exclusive use and benefit of the owners of a specific unit.

If it is determined that the parking space is a limited common element, the unit owner may have the electric vehicle charging station installed subject to the requirements of the new legislation. These requirements provide that:

1. The installation cannot cause irreparable damage to the condominium property.
2. The unit owner is responsible for the costs of installation, operation, insurance, maintenance, repair, and removal of the charging station
3. The electricity for the electric vehicle charging station must be separately metered and payable by the unit owner.

All of the above costs, if left unpaid by a unit owner, are enforceable by the association as any other assessment due pursuant to section 718.116, Florida Statutes, meaning if left unpaid their condominium unit can be foreclosed.

Continued on page 29

OUR FAMOUS NETWORKER MIXERS

Feb. 27 at Doc B's in Ft. Lauderdale | Mar. 13 at Ball & Chain in Miami



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Winners to be announced in December 2019, at our annual Holiday Party.

If you are awarded a scholarship in 2019, your designation must be achieved by the respective deadlines to the right in order to qualify to receive

RULES/ELIGIBILITY

1. CAI Manager Member
2. Licensed CAM
3. Attended at least four CAI-SEFL events during previous 12 months
4. Minimum 8 hours volunteer time serving on a committee or assisting at Chapter events during the past 12 months
5. Application (online)
6. Essay (online)

APPLICATION PROCESS

1. Complete the online application
2. Provide the course work or license you plan to complete with this scholarship

ESSAY

Essay topic should be tied to your Community Association experiences and demonstrate how you utilized your education and abilities to assist a Community and/or Board with a problem.

Within the essay, be sure to include specifics as to your aims and objectives as well as the methods or methodologies you used to assist with solving the problem, and how your education allowed you to successfully assist the Community.

◆ **PCAM: DEC. 31, 2022**
◆ **AMS: DEC. 31, 2021**

SUBMISSION DEADLINE OCT. 31, 2019 VIA CAI-SEFLORIDA.ORG*

*submission process must be completed in one session (no online saving)

10 Tips to Protect Your Water Resources and Community This Summer

-SOLitude Lake Management



Summer means longer, sunnier days filled with fishing, boating and other outdoor activities. But as the warm weather arrives, it can create conditions that may be dangerous for the health and well-being of your family and the environment. Implementing the following proactive and sustainable strategies—or working with your homeowners association, parks service or municipality to do so—can help prevent harmful algal blooms, nuisance mosquitoes and the spread of dangerous invasive plants throughout the summer.

Prevent Harmful Algal Blooms (HABs)



1. Correctly identify HABs

HABs often manifest in parallel streaks or clumped dots. They can also look like spilled blue, green or white paint or turn the water a bright “pea soup” green. If you suspect a harmful bloom, professional laboratory testing is necessary to confirm. Contact your lake management professional immediately.

2. Regularly test water quality

Property owners and municipality leaders often wait until after HABs appear to conduct water quality tests, but a regular proactive testing

program can help predict and address water quality impairments before they get out of hand.

3. Introduce nanobubble aeration

Nanobubble aeration is a new technology registered with the EPA to naturally destroy existing HABs and algal toxins while infusing dissolved oxygen in the water resource for long-lasting water quality enhancement and algal bloom prevention.

4. Remediate excess nutrients

Nutrient loading is a vicious cycle that can accelerate with decades of invasive plant growth. Apply products like eco-friendly Phoslock, Alum and biochar, to bind with pollutants and keep them from supporting invasive species

Eradicate Invasive Plant Species



Invasive plants diminish the biological diversity of native plant life and destroy native habitats that insects, birds and mammals rely on for food and refuge. They can also interfere with recreation by clogging boat motors, tangling fishing lines and creating hazards that could drown swimmers. Without proper management, invasive species can cost municipalities, homeowners associations and taxpayers billions of dollars each year to effectively eradicate.

5. Reduce stormwater runoff

Excess nutrients like Phosphorous and Nitrogen help fuel algae and invasive species growth. Prevent undesirable nutrients, from fertilizer and pet waste, from entering your waterbody by planting a beneficial vegetative buffer comprised of native grasses and flowering plants. Allow it to grow 3-5 ft from the shoreline. *Continued on page 30*

Friday, June 14, 2019

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Continued from page 12

Before Disaster Strikes —

This will involve crucial systems such as elevators, air conditioning and domestic water distribution. Many associations are skeptical about why these systems should be shut down during a hurricane. One of the best illustrations is with your elevators. As mentioned before, in many buildings the elevator equipment is located on the roof. Should this equipment be damaged during the hurricane while someone is in the elevator and the car stops running that person may be trapped for extended periods of time before they can be freed. Other mechanical equipment can suffer more extensive damage while operating than if it was dormant. You should check with your service providers for their recommendations on how to prepare said equipment for the hurricane and should such systems be left operational. Remember that the more damage that is done will result in more extensive repairs and longer times in restoring that system.

Another important area to address is if your association is currently doing any sort of capital project. PMG makes sure that all contractors working on our managed projects have a hurricane demobilization and remobilization written protocol which outlines the steps that will be taken. During exterior restoration projects this can be further specific by hurricane category.

The more an association does in preventative measures and exercising caution in their hurricane operations can result in much quicker restoration times after the hurricane has passed. Don't forget even a tropical storm can result in extensive damage and life-threatening conditions.



Doug Weinstein is Vice President of Project Management Group, Inc. (PMG), an affiliate of AKAM Living Services, Inc.. He may be reached at:

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Assistance Animals & Community Associations



service animal
dogs in some cases,
miniature horses



therapy animal
any animal



emotional support animal
any animal (with restrictions)

Definition	Applicable state/federal laws	Registered or certified	Required training	Training to assist one person	Must wear a leash or vest identifying the animal <small>*May be required by a community association</small>	Primary function to provide emotional support through companionship	Provide emotional support and comfort to many people	Allowed by Federal law (Air Carrier Access Act) to accompany handler on flights	Allowed by Federal law to accompany handler in restaurants, stores, movie theaters, etc.	Allowed by federal law to stay with people with disabilities in community associations that have "no pet" policies
Specifically trained to work or perform tasks for individuals with disabilities	Americans with Disabilities Act (ADA) and Fair Housing Act (FHA)	Service animals are subject to local dog licensing and registration requirements	✓	✓	✗	✗	✗	✓	✓	✓
Provides psychological or physiological benefit to individuals or groups in a clinical environment	State and local laws	✗	✗	✗	✗	✗	✓	✗	✗	✗
Provides comfort for people with disabilities	Fair Housing Act (FHA)	✗ (reliable documentation from a physician, psychiatrist, etc. may be requested under FHA)	✗	✗	✗	✓	✗	✓	✗ Check state and local laws	✓ Reasonable accommodations required under FHA

*There is no nationally recognized certifying agency and no certification granted to service, therapy, emotional support, or other assistance-type animals. Neither the Federal Housing Administration nor the Americans with Disabilities Act require service animal "certification." A number of reputable agencies certify that an animal has participated in their programs, completed training courses, or otherwise meets the criteria for a service animal. These are legitimate, but not official, and they offer no guarantee of an animal's status. Beware of fraudulent service animal certifications that are easily available for purchase online. To learn more visit www.Hud.gov or www.ADA.gov

Information in this chart does not constitute a legal opinion. Some state and local statutes may differ from the information presented here. Questions regarding pet issues and service animals should always be referred to an attorney when legal advice is needed.
© 2018 Community Associations Institute

Ask the Expert: How to Save Energy and Money When Away From the Home

-Florida Power & Light



What to do to save energy when no one is home varies on a lot of factors. For example, the time of year, location, size and type of home, length of time away from your home, etc...

During the warm weather, we recommend you set your home's cooling system to 78 degrees Fahrenheit when you are home. If you will be out of the house for four or more hours, consider raising the setting to 82 degrees.

Going away on vacation?

Keep in mind that the best temperature setting varies from person to person, home to home, and A/C unit to A/C unit, but whatever your comfortable temperature is, remember this rule of thumb: "By simply setting the thermostat up 1 degree higher than normal while you're away during the warmer months can save you up to 5% of your cooling cost". Here are tips on a few different scenarios:

- **Away for a few days** – If you're only going to be gone for a short time, just a day or two, it's better to keep the air conditioner on, but raise the thermostat to 82 degrees or higher so you're using less energy. Cooling an empty house to the temperature you'd be comfortable at while home can be wasteful and unnecessary. By closing the curtains before leaving the house will block the afternoon sun and help keep the home cooler
- **Away for a week or more** – For longer vacations when no one will be using your home for a week or more at a time, set the temperature to 82 degrees or higher while away. For ultimate convenience and control, consider installing a smart thermostat, and preferably one you can adjust from your smart phone. This way, you'll be

able to monitor and control your home's largest energy user right from your phone – wherever you are and you can begin to cool your home before your return. Learn more about smart thermostats and the benefits they can provide by visiting our recent smart thermostat blog

- **Away for the season** – If you are a seasonal resident and will be away from your home for several months, first consider what type of thermostat you have because the perfect setting varies depending on thermostat type you own.
 - For manual thermostats, the perfect setting is about 77 degrees if you live in a condo 1,2 and 80 degrees if you live in a house. This setting will prevent mold growth in your home without making your energy bill go way up
 - For programmable thermostats, consider setting it to 72 for two hours each morning prior to sunrise and then 82 the rest of the day. This will help prevent mold growth when the air is cooler and humidity is highest
 - Humidity control – Set the controls of your humidistats and/or dehumidifiers to 58 percent relative humidity (RH) to maintain acceptable humidity, since some humidistat sensors are inaccurate by as many as 10 percentage points
 - For maximum energy savings – Use portable dehumidifiers instead of air conditioning. Set dehumidifiers at 58 percent by sinks and showers, one for every 1,000 square feet. Be sure to place the dehumidifiers so the water runs into the drain.

Continued on page 28

What's on our Roadmap?



Six great areas of innovation!

Our roadmap is fantastic—packed with new and enhanced solutions to help your building run even better. We've got a world-class development team and we're confident in our ability to create and deliver "magic!"

Which features are most important to you?

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We have a lot ahead of us! Check out some of our upcoming features and enhancements:

1 Design Refresh

- Digital signage
- Management site
- Email templates
- Branding and customization

2 Integrations

- Property management software
- Access control
- Online proxy and voting
- Package lockers and rooms
- Online payments
- Alexa and Google Assistant

3 Aware! by BuildingLink

- Leak detection and shut off
- Parking sensors
- Smart home
- People counting

4 Mobile

- In-app messaging
- Enhanced resident services
- Email and emergency broadcast
- Parking and vehicle management

5 Core Module Upgrades

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- Visitor management

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Energy Savings

Continued from page 26

Other steps to save energy when away from your home on vacation:

Refrigerator – If you are going to be away from your home for months at a time, you may want to consider turning off the circuit breakers for the refrigerator, and ensure that the fridge is clean and the door is left open.

Pool pump – If you have a pool, your pool pump can be the second biggest energy user. You can reduce your pool pump's run time while you are away to save energy. We suggest you run your pool pump four hours per day in the winter, and six hours per day in the summer. If you have a variable-speed pool pump be sure to talk to a certified or registered pool contractor on how to set it while you are away. Also, by lowering the temperature setting of your pool or hot tub you will reduce filter run times.

Water heater – A traditional, tank-style electric water heater keeps your water hot day and night so it's available when you need it. If you're not going to be home, you'll save energy by turning it off. See how to look for your tank's on/off switch. If you're going to be away for an extended period and don't have an on/off switch, you may want to turn off the circuit breaker to the hot water heater. Keep in mind that you may need a few hours to heat the tank when you return. For a natural gas water heater: Turn it down to "low" or to "vacation mode."

Lighting – Can be the fourth largest energy user for homeowners. But many of you are already taking steps to reduce the cost of lighting your home by swapping out older bulbs for more energy-efficient LEDs. Also, don't forget to turn off your lights when you leave for vacation and consider using automatic timers.

Electronics – When leaving on vacation, unplug all electronics, and turn off cable or satellite boxes until you return to ensure that you efficiently are not paying for energy you aren't using.

Did you know some appliances use energy even when they are off?

We suggest turning off or even unplugging appliances and other items that use energy even when they're in off- or idle-mode. Look for items that have always-on digital clocks or other displays, these can be energy stealers. Below is a list of some of the best appliances to turn off or unplug while you're away:

Home entertainment equipment, including video game consoles, set-top boxes (DVRs), and other TV-related devices – Just two of these boxes can equal the energy use of a refrigerator, and that can cause your bill to increase. So, unplugging these items could lead to a savings of a few dollars a month.

Desktop computers, monitors, and other computer equipment – This includes those pesky charging devices. Many of us have multiple devices – phone, tablet, laptop – and even multiple people using them. Did you know that the average cost of charging these devices is coming in at about \$15/year? It's definitely worth unplugging the chargers when you're not home.

Home stereo equipment, like AV receivers, stereos, and speakers – Left plugged in or turned on when not in use can add a few extra dollars to your bill. If connected to power strips, they can be easily be switched off and then back on.

Electronic kitchen appliances such as coffee makers, microwaves, or small refrigerators – Some devices, like toasters or stand mixers, don't draw any energy unless they're being used, so there's really no need to unplug them.

Miscellaneous devices, alarm clocks and nightlights draw relatively little power (just a couple watts), so although it's still beneficial to unplug or turn them off if possible, they may not be high-priority devices. With that said, every penny counts!

Technologies that can automatically turn off your electronics

For many customers, it's also worth considering options that can automatically turn off electronics whenever they aren't being used (not just when you leave for vacation). The two most prominent options for doing this include using advanced power strips or smart plugs:

Smart plug is an outlet that can be controlled by a mobile app and lets you turn on and off any appliance that plugs into a standard wall socket.

Advanced power strip also known as APS look just like ordinary power strips, except that they have built-in features that are designed to reduce the amount of energy used by many consumer electronics and present one option to address unnecessary power draw.

Lastly, safety and security – while saving on your monthly energy bill is important, safety and security are even more important. Be sure to give your home that lived-in look while you're away by using programmable timers that allow you to manage which lights to turn on, when and for how long while you're away from home.

We're always working to keep your energy bills low, and helping you find ways to make your bill lower. When you get back from your vacation, take our Online Home Energy Survey to get a free personalized recommendation for managing your energy usage. ♦

Additionally, as provided by the new legislation, the association can and should require that the unit owner:

comply with bona fide safety requirements, consistent with applicable building codes or recognized safety standards, for the protection of persons and property;

1. comply with reasonable architectural standards adopted by the association that govern the dimensions, placement, or external appearance of the electric vehicle charging station, provided that such standards may not prohibit the installation of such charging station or substantially increase the cost thereof;
2. engage the services of a licensed and registered electrical contractor or engineer familiar with the installation and core requirements of an electric vehicle charging station;
3. provide a certificate of insurance naming the association as an additional insured on the owner's insurance policy for any claim related to the installation, maintenance, or use of the electric vehicle charging station within 14 days after receiving the association's approval to install such charging station; and

4. reimburse the association for the actual cost of any increased insurance premium amount attributable to the electric vehicle charging station within 14 days after receiving the association's insurance premium invoice.

Although your condominium association may not have received a request for the installation of an electric vehicle charging station as yet, your board of directors should be prepared for such a request. After all, it is only a matter of time. Therefore, condominium boards should consider adopting rules and regulations governing the process by which a unit owner is required to make such a request and provide for procedures by which the board of directors is to conduct its review and approval of the request.

While a unit owner desiring to install and use an electric vehicle charging station within his or her limited common element parking space will be able to do so by way of this new legislation, the association still has the authority to govern certain aspects of the installation and use and should be proactive in making rules and regulations in line with this authority. Your association's legal counsel can be of great benefit to the board in creating a clear and concise process governing the electric car charging stations installation and use.



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Continued from page 21
Protect Water Resources

6. Physically remove vegetation

A mechanical harvester can be used to achieve “area selective” control of nuisance aquatic vegetation through physical removal. Typically, one to two harvests are recommended to provide season-long control of commonly targeted species.

7. Educate your community

Support proactive management with community education. Place signs around lakes and ponds to discourage the transportation of plant matter. Install dog waste disposal stations and encourage residents to pick up garbage and grass clippings.

Thwart Mosquitoes & Midges



Mosquitoes pose a significant risk to public health as they carry many debilitating and deadly diseases, such as Zika and West Nile Virus. Though mosquitoes often lay eggs in lakes and ponds, they can reproduce in very small bodies of water, including those that form in potholes, clogged gutters and even trash. Midges, the “cousin” of mosquitoes, don’t suck blood or

transmit diseases, but they can be quite the nuisance by swarming lights and building exteriors. When large numbers die, they smell of dead fish.

8. Stock fish

Stocking native fish species is a great tool to keep midge and mosquito populations in check. Arrange a professional electrofishing survey to analyze fish populations and create a strategic plan to introduce bluegill, minnows and mosquitofish.

9. Circulate the waterbody

Mosquitoes and midges lay eggs in stagnant water. A floating fountain or submersed diffused aeration system can help create turbulent water conditions that deter them and raise dissolved oxygen levels that help oxidize nutrients – a primary food source of filter-feeding larvae. Adding a flowering vegetative buffer around the waterbody can help attract dragonflies that consume mosquito larvae.

10. Schedule stormwater inspections

Stormwater ponds are designed to capture water and pollutants before releasing it slowly, but clogged or damaged systems can create stagnant conditions that encourage mosquito breeding. Regular inspections will help minimize this threat.

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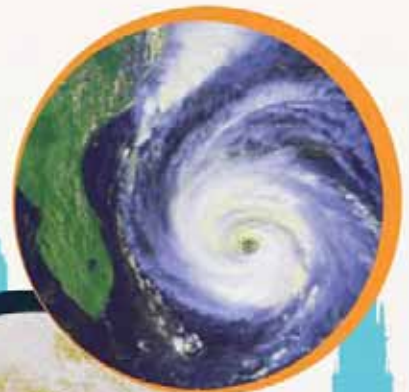
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