

Serving Condominiums, Cooperatives and Homeowner Associations

COMMUNITY LIVING

March 2021



OH...IT'S ON!

2021 Golf Tournament returns to Spring, signifying steps closer to normalcy.

Title sponsor Best Roofing | See back cover for more tournament details

Also inside:

- Remembering Ron DiCrescenzo
- Inspiring the People Around You
- Hosting Virtual Meetings
- What Board Members Need to Know
- Mistakes on a Claim of Lien and more...

OFFICIAL PUBLICATION
community
ASSOCIATIONS INSTITUTE

*A long-time member of the CAI Southeast Florida Chapter family, and a friend, supporter and inspiration to so many more,
"Ronny D"...you will be missed.*

Dear Ronnie,
You were gone too soon. We cherished your smile, intelligence, and presence. You were a respected gentleman that wherever you went the room would light up and others would enjoy your conversations. From sports to business, cars and personal life you were always interested in listening to what others had to say. We all have a unique individual relationship with you that will be embedded in our hearts forever. The impact that you have left in our community and CIRA industry will be remembered indefinitely. We will miss the holidays, birthdays and celebrations that we have spent over the years together. Thank you for your hard work and may your legacy live to impact the future.
Love,
Your family at Lanter, Leonardo & DiCrescenzo, CPAs

He was a wonderful person, always smiling and a staunch supporter of the chapter. I believe he was one of the first chapter sponsors after we created them, at the top level. He will be sorely missed by everyone that had the pleasure to know him.
-Jill Proietti, Chapter CED

Years ago, I brought my children to the Cardinals-vs-Marlins networking event. Ron made a point to introduce himself to my kids and say some really nice things to them about me and my involvement with our CAI chapter. It gave my children a very positive perspective on their mother. It was a really meaningful gesture in my eyes and I always deeply appreciated that conversation.
Of course when I thanked Ron about this years later, he didn't have the foggiest recall of this good deed. Not that he didn't remember meeting my children, but being a good human being was so his nature, he had no idea of the impact he had that day on both myself and my children. Ron impacted us all with his warmth, inclusiveness and positivity. Ever since that day, I make it a point to say something special when I meet family members. Ron taught me this by example and he made me realize that our CAI chapter was more than an organization, it is an extended family.
-Kathy Naughton



Ron was one of the most humbling professionals I've had the pleasure to work with in my 20 years in Association Management. He welcomed me when I first started to attend CAI events and meetings and nominated me on the Board of Directors back in 2008. I will remember Ron for many reasons, but none more than having a great sense of humor and being a big Miami Heat fan.
- Steve G Mason, PCAM, Chapter President

Ron always had a smile and nice word for everyone. A true "good one".
-Michael Bender, Esq

Ron will always be remembered as a funny and kind person.
-Rebecca Prieto

This is very sad news. Ron will be missed, as he was such a great guy.
-Lisa Elkan

Goodbye to a great guy, one hell of a HEAT fan, and CAI comrade...
-Jimmy Gonzalez

His humor and his always positive disposition will be greatly missed. Our Industry has lost a brother and friend.
-Vishnu Sharma

My deepest sympathies extend to the families and close friends of Ron DiCrescenzo at the loss of a wonderful human with a great heart for people, his families, his work, life and the many organizations he led and served. I had the privilege of knowing Ron for over 25 years both professionally and personally and I know he will be missed greatly in our Association industry. His spirit was infectious and uplifting and it was a joy to be around him. May his spirit live on in and through us as we remember him fondly.
-Jane Bracken, PCAM

*In Loving Memory Of
Ronald A. DiCrescenzo*

*Born: May 8, 1948
Died: January 24, 2021*

*God saw you were getting tired
and the cure was not to be,
So He wrapped you in His
loving arms and whispered,
"Come with Me."*

*You suffered much in
silence, your spirit did not
bend, you faced your pain
with courage until the very end.*

*You tried so hard to stay with us,
your fight was all in vain,
God took you in His loving arms
and saved you from your pain.*

I don't think anyone has an unkind word to say about Ron. His personality lit up a room and he was a great supporter of the Chapter. Who can forget the Holiday Party where he bid on every auction item to try to drive up the prices, and ended up winning nearly every item. Ron was highly sought after for his knowledge which he imparted upon anyone who came to him with a question.
-Russell M Robbins, Esq.

He was a wonderful person and friend. His years of dedication to the industry and our organization not to mention the pleasure of his company, smile and positive attitude was a powerful influence and will be missed.
-Marcy Kravit, PCAM



community LIVING

Winter 2020/2021

CHAPTER EXECUTIVE DIRECTOR

Jill Proietti

CAI SOUTHEAST FLORIDA BOARD OF DIRECTORS

Steve Mason, PCAM (President)
Sally Mevers, Insurance (Vice-President)
Andrew Dyke, Accounting (President-Elect)
Luis Alicea, Banking (Treasurer)
Michael Bender, Esq., BCS, Attorney
Kathy Naughton, CMCA, Banking
James Gonzalez, EBP, CAM, Collections
Russell M. Robbins, Esq., Attorney
Rebecca Prieto, Banking
Mary Molina-Macfie, Homeowner Leader
Marcy Kravitt, PCAM, Homeowner

CHAPTER COMMITTEES

Awards

Marcy Kravitt, PCAM, Leeyen Sieza, Diana Ollert

Events Broward

Kathy Naughton, Lisa Elkan, Jimmy Gonzalez, Andrew Dyke

Golf

Steve Mason, Todd Wootton, Poul Folkerson, Sally Mevers, Jorge Garcia, Jimmy Gonzalez, David Dweck

Magazine

Marcy Kravitt

Florida Legislative Alliance (F.L.A.)

Michael Bender, Esq.; Mary Macfie

Membership

Russell Robbins, Esq., Rebecca Prieto, Diana Zayas-Bazan (coordinator), Darren Cunningham, Rebecca Sanchez, Nicole Salcedo, Florence Johnson

Events Miami-Dade

Luis Alicea, Santiago Grossy, Ashley Artilles

Expo

Andrew Dyke, Vishnu Sharma

CAI Gives Back

Jimmy Gonzalez, Eddy Pereira, Wayne Belina, Mary Macfie

Mentoring/Scholarship

Steve Mason, Sally Mevers, Michael Bender, Reginald Andre, Wayne Belina

Social Media

Steve Mason, Nicole Salcedo, Rebecca Sanchez

Election

Vishnu Sharma

CORRESPONDENCE (CHAPTER & MAGAZINE)

[Sales, Marketing, Advertising, Creative, Subscriptions]

JILL PROIETTI

CAI SE FLORIDA CHAPTER

304 Indian Trace

Suite 538

Weston, Florida, 33326

954-816-0661

Email: ced@cai-seflorida.org

Web: cai-seflorida.org

'Community Living' is published quarterly by the Southeast Florida Chapter of the Community Associations Institute, 304 Indian Trace, Ste. 538, Weston, FL. 33326

POSTMASTER: Please send address changes to 'Community Living' c/o CAI-SEFL.

304 Indian Trace, Ste. 538, Weston, FL. 33326

This publication attempts to provide CAI's membership with information on community association issues. Authors are responsible for developing the logic of their expressed opinions and for the authenticity of all presented facts in articles. CAI does not endorse or approve statements of fact or opinion made in these pages and assumes no responsibility for those statements. This publication is issued with the understanding that the publisher is not engaged in rendering legal, accounting or other professional services. If legal advice or other expert assistance is required, the services of a competent professional should be sought.

Design by Jeff Solomon's The Support Depot, 954-501-9797

WHAT IS CAI? Over 42,000 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 500 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.

National on the web: www.caionline.org

SE FL Chapter on the web: www.cai-seflorida.org



Follow us on social media!

Find us as: Community Associations Institute - Southeast Florida Chapter

Upcoming Events

Monthly: **Hot Topics Breakfast-** Last Tuesday of each month, returning soon to Jacaranda Country Club. Visit CAI-SEFlorida.org for firm dates and details. April 2021 to November 2021.

Mar. 10: **Broward After Hours Mixer** - The Beachcomber in Pompano Beach

Apr. 2: **Annual Golf Tournament-** Jacaranda Golf Club. 8:30am Shotgun start. CAI-SEFlorida.org/Golf

Apr. 28: **Sponsor Appreciation Dinner-** Grateful Palate, Ft. Lauderdale.

June: **Broward After Hours Mixer** - Announced soon on CAI-SEFlorida.org

July: **Miami Networker-** Announced soon on CAI-SEFlorida.org

Aug.: **Broward/Dade Expo-** Details coming soon on CAI-SEFlorida.org

Sept. 10: **Islamorada Keys Expo & Education**

Oct: **Broward After Hours Mixer** - Announced soon on CAI-SEFlorida.org

Nov: **Miami Networker-** Announced soon on CAI-SEFlorida.org

Dec: **Holiday Gala-** Announced soon on CAI-SEFlorida.org

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 and will follow required safety protocols.

Consult with our Calendar on
CAI-SEFlorida.org for Event Updates

From the Desk of the Executive Director

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



Greetings to you all!

First, I would like to say that I hope you are all doing well and staying safe during these extraordinary times. CAI SE Florida is concerned about each one of you and how you are faring during the pandemic. I do

not believe that any of us would have ever imagined that we would be in this position for so long.

I usually speak about how our events have been, but as you know, there is not much to report, other than our many virtual events held in 2020. Events from live bands, karaoke, cooking shows, "Mix in' It With Mikey" cocktail demonstrations, and even our virtual Holiday Party. EXCEPT..... we are on the road to returning to a semblance of normalcy. By the time you read this, we will have had our first networking event in person in a year at the lovely Beachcomber in Pompano Beach. Coming up, too, is our fabulous golf tournament, returning to Jacaranda Country Club. We are back to the way things were, with a shotgun start, two persons per cart, and our awards banquet afterwards. Our Sponsor Appreciation Dinner is slated for April 28, so stay tuned for details. Next up will be a networking event in Miami-Dade on May 5, Cinco de CAI! We will have many more exciting events happening throughout the year, including a plan for a Keys Day of Education once again, most likely September 10th, and an Expo in early fall.

Stay tuned to our emails and if you are not receiving them, make sure to visit the website and scroll down to the bottom of any page and simply put your name and email address!

We always encourage suggestions and participation on our committees so that we may bring you all the programs you, as members, are interested in, so 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, which will be many for 2021 once again!

WHY SHOULD YOUR ASSOCIATION CHOOSE

Vesta?

Our Community Management team has been responsible for some of Florida's most prestigious communities. More than two decades later, we are still managing the property of our first client.



Contact us today!

www.VestaPropertyServices.com/Southeast



Banking solutions to help
your communities thrive

Amanda Orlando, CMCA®

Regional Account Executive

386-424-0830

amanda.orlando@unionbank.com

UnionBank

A member of MUFG, a global financial group

Financing subject to credit and collateral approval. Other restrictions may apply. Terms and conditions subject to change.

©2018 MUFG Union Bank, N.A. All rights reserved. Equal Housing Lender. Member FDIC. Union Bank is a registered trademark and brand name of MUFG Union Bank, N.A.



LET OUR TEAM WORK FOR YOU

Our integrated approach and full service staff of bookkeepers and accountants help you manage and achieve your accounting goals

SHARMA & ASSOCIATES DOES IT ALL!

**Condominium and Homeowner
Accounting & Bookkeeping Services,**
Payroll Services, Integrated with all major
Association Banking Partners, Tax Preparation
both Business and Personal



Sharma & Associates, Inc.

Vishnu Sharma,
Certified Public Accountant [CPA]
Certified Fraud Examiner [CFE]



3363 W. Commercial Blvd. Suite 105, Ft. Lauderdale, FL 33309

(954)284-3080 or visit sharmaassociates.net

Talk to us about your community association needs. We can help.



Popular Association Banking exclusively serves the community association industry. We offer:¹

- Financing for building repairs & capital improvements.
- Competitive fixed rates with terms up to 15 years.
- Excess FDIC insurance coverage limits, available with ICS[®] and CDARS[®].²

We are committed to delivering superior customer service for your association, offering all financing, lockbox, cash management, and other depository services.



Contact our South Florida Senior Relationship Manager:

Rebecca R. Prieto, V.P.

Office: 786.953.1221

Cell: 305.206.0170

RPrieto@popular.com



POPULAR
ASSOCIATION BANKING
www.AssociationBankers.com



1. Subject to credit approval. 2. ICS[®] and CDARS[®] are registered service marks of Promontory Interfinancial Network, LLC. Copyright © 2018 Popular Bank. Member FDIC.

Look Before You Leak!

Best Roofing's Roof Maintenance Program

- ✓ Our FREE Roofing Analysis is conducted by a trained and certified forensic roofing specialist who will survey your roof's condition.
- ✓ Your roof's structural and weather resistance condition will be evaluated in detail.
- ✓ You will receive a detailed, customized report on the current condition of your roof and expected durability.



CCC1329779



(888) 723-BEST

1600 NE 12th Terrace, Fort Lauderdale, FL 33305



Proudly advocating for owner rights and diligently recovering monies owed for property damage

- We handle claims on a contingent fee basis, advancing all fees and costs
- We have attorneys Board Certified in Construction Law by The Florida Bar
- We will partner with your current attorney for your association and solely handle the construction defect claim
- Do not let your claims expire! Call us at 407.455.5664 for a free inspection and report of any findings of construction defects

BOUTIQUE SERVICE | TOWERING CAPABILITIES
Construction Legal Services | www.balljanik.com

THE KEY TO A THRIVING COMMUNITY



RealManage provides the most comprehensive management solution available with the **tools, technology,** and **industry experts** your community deserves.

RealManage.com | (866) 403-1588



J.R. Frazer, Inc.

Reserve Studies, Property & Flood Insurance Cost Valuation Reports for Condo Associations and HOAs

Conducting quality business for over 25 years in reserve studies and property cost valuations for the Southeast and Central Florida area(s).

Our reports are very easy to understand and help communities meet their reserve requirements by staying in a positive cash flow. We now provide color photographs of reserve assets.

We offer a discounted rate when ordering both a reserve study and property cost valuation report.

FREE PHONE CONSULTATION!

561-488-3012
JRFrazerENT@aol.com
www.JRFrazer.com



"We want to thank our customers for their business and continued support."



HOAresources
Information and Tools for Condominium and Homeowners Association Leaders

cai
www.caroline.org



WELCOME...or WELCOME BACK!

We welcome our new (and renewed/re-joined) Chapter Members! October 13, 2020 to February 14, 2021. New members highlighted in bold.

Business Partners

Acentria Insurance

Addresses of Distinction Street Signs & Mailboxes

ADT Security

Advanced Fire and Security

Altieri Insurance Consultants

America Service Industries

Association Reserves- Florida

Axela Technologies

Axos Bank

Bakalar & Associates, P.A.

Behr Pro

Behr Pro

Bin There Dump That SE Florida

Blue Stream

Boral Steel Stone Coated Roofing

Building Services of America

Centennial Bank

Delaware Elevator of Florida

EmpireWorks Reconstruction and Painting

Fifth Third Bank

Flash Restore

GetQuorum

Lake & Wetland Management, Inc.

Nouveau Florida

Popular Association Banking

Sokol and Sokol CPA

Specialized Pipe Technologies

Standpoint, LLC

Super Restoration Service Co.

Sustainable Sprinkler

Tapia, Rojas & Associates P.A.

The Falcon Group

U.S. Century Bank

UgMO Technologies

United Fire Protection, Inc.

Community Association Managers

Jay Abbazia

Nadene Arnault

Pablo Arus Bayarri

Gustavo Auler

Deniz Avci

Leonard Bartello

Ruth Bettini

Michael Bowering

Victoria Carbuccia

Wilhelmine Carby

Clinton Carey

Natalie Cedeno

Jorge Chavez

Richard Ciarso

Jason Cintron

William Cipriani

Consuelo Cisneros

Alex Comesana

Charles Coote

Lynn Coulter

Paola Criado

Katalina Cruz

David Dweck

Katia Ettus

Lucretia Fasciano

Karelia Freitas

Annabel Gonzalez

Patricia Green

Santiago Grossy

Wayne Gudger

Jose Guzman

Michael Hatzfeld

Harold Hernandez

Jose Humaran

Rishi Idnani

Genaro Iglesias

Ann Keenan

Zsolt Kovacs

Jeffrey Lang

Carlos Linchenat

Santiago Lopez

Mercy Lore

Bruce Masia

Benjamin McConnell

Sharon McLennon

Orlando Menendez

Robert Moses

Devon Niemeier

John Nolan

Wanda Ojeda

Dian Pearson

Iuliia Pudylyk

Saul Rabia

Andrew Rand

Karey Raubenheimer

Rafael Suarez

Victor Perez

Jocelyn Rodriguez

Patricia Rogers

Noura Rondon

Humberto Roque

Dayana Toledo

April Sagraves

Nicole Salcedo

Edward Santiago

Joseph Snell

Scott Stewart

Stacy Titleman

Patricia Vallejo

Orlando Velazquez

Arline Walker

Myrtle Ward

David Ward

Steven Weil

Donald Westbrook

Jeffrey York

Anoland Zanasco

Community Association Volunteers

William Albright

Bernadette Brodmerkel

Barbara Bucci

Dawn Corcoran

Michelle Craven

Greg Davis

Rosemarie Demmons

Ermina Goodwin

Pauline Gosselin

Gustavo Grundler

Adrian Guillen

Joanne Hill

Jeff Hoppenfeld

Terrance Howe

Daniel Jacobson

Barrie Johnson

Jennie Lipari

Mary Macfie

Johnny McLean

Lorna Mejia Lopez

Art Nanni

Marlene Newman

Joshua Powell

Luis Santana

Nelda Schaffner

Hal Spector

Frank Vetere

Laura Weinkle

Chris Westgate

Kristi Woods

David Zoll

Community Management Companies

America's Community Management, LLC

IKBEN'S Property Management, LLC

KW Property Management and Consulting

My MVP Property Management

Property Keepers Management LLC

Renovations Property Management

United Community Management Corp

Vesta Property Services, Inc.

Be sure to check out all of our resources and our event calendar by visiting our website at: CAI-SEFLORIDA.org

If you are not receiving CAI emails and news, please log in to your National account to confirm all of your contact information.

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.

How Do You Inspire People Around You?



Written by: Marcy Kravit, CMCA, AMS, PCAM

As Managers, we are leaders, coaches, and mentors responsible for setting examples for others, creating a positive work environment and company culture. When we work well with others and everything seems to click, and all seems to flow, we experience that natural high, an adrenaline rush that pushes us to consistently inspire others to the path for success!

Our employees give us a sense of pride and a boost in motivating us to excel. In these uncertain times, employees may need to be inspired and that extra boost in their motivation. Maslow's hierarchy of needs is a theory established by Abraham Maslow back in 1943. He expressed that when the basic needs of a person are taken care of, they are most likely to succeed and be inspired to reach for greater goals.

Keeping this in mind, how do you inspire your team and how can you meet the basic needs of your team? I reached out Managers and they responded as follows:

"I have our team members sign a Team Code of Honor that not only inspires them but holds them accountable to each other. We keep a copy of the Team Code of Honor on the Employee Bulletin Board and/or near the time clock as a reminder."-Kathleen Walinsky, General Manager, KW Property Management & Consulting, Miami, FL

"How do we inspire people in our ever-changing world? We need to be more empathetic to understand great things are done by a team, not an individual. To acknowledge and encourage each other, that's the environment that succeeds in demanding situations."-Kevin O'Brien, CMCA, AMS 1st Luxury Condo Manager at Le Ciel Venetian Tower Condominium, Naples, FL

I have provided the following inspiration tips...

Set a good example. Your team members watch what you do and listen to what you say. They tend to care more when they know you care. Your attitude and

professionalism can go a long way! Every leader needs to learn, develop, and grow by educating themselves. There is always something new to learn in this business. If you want to be effective, you must be willing to implement change and offer your team members trust. Setting a good example means that you must always do what is what is right and 'walk the walk' and "talk the talk".

Encouragement and set clear goals. Be there to encourage them. Team members all go through tough times, especially now they need to know that you are there and that you care. You never know what is going on outside of an employees work. They could have lost a loved one, their spouse may have lost their job, or a family member is ill. Set SMART goals and have a clear vision. Include your team in your discussions to review and evaluate the who, what, when, where and how. SMART is an acronym for goal setting and stands for (Specific, Measurable, Achievable, Measurable & Timebound).

Passion and enthusiasm. You must be willing to express your passion and enthusiasm if you want to inspire others. It is contagious. You must love what you do and do what you love! One of my favorite quotes from Dale Carnegie is, "We are all dreaming of some magical rose garden over the horizon instead of enjoying the roses blooming outside our windows today." Take the time to smell the roses and inspire others to do so!

Make your people feel good and identify their strengths and weaknesses. Your team members will most likely not remember what you did but will always remember how you made them feel. Recognize their efforts and compliment and give credit when credit is due. Acknowledge those that have gone above and beyond.

Show appreciation by patting employees on their back! Each team member will have different strengths and weaknesses and in addition,

Continued on page 28

NEW LOOK.

SAME TEAM.
SAME VALUES.
SAME PERSONALIZED SERVICE.

SIEGFRIED | RIVERA

Representing Community Associations since 1977

LET THE PEOPLE WHO KNOW
THE LAW ADVOCATE FOR YOU.

GET MORE INFO AT
WWW.SIEGFRIEDRIVERA.COM

MAIN OFFICE: SUNTRUST PLAZA • 201 ALHAMBRA CIRCLE, 11TH FLOOR • CORAL GABLES, FLORIDA 33134
800.737.1390 • WWW.SIEGFRIEDRIVERA.COM

SOUTHEAST FLORIDA

150 South Pine Island Road
Suite 417
Plantation, FL 33324
Tel 954-315-9570
Andrew Dyke
adyke@blcpas.com



BASHOR & LEGENDRE, LLP
CERTIFIED PUBLIC ACCOUNTANTS

ESTABLISHED 1985

Practicing in the area of: Accounting for Homeowner & Condominium Associations,
Cooperatives, Time Shares and Community Development Districts

Audits • Reviews • Compilations • Tax Returns • Budgeting • Reserve Consulting Services

BLCPAS.COM

TAMPA BAY

4809 Ehrlich Road
Suite 203
Tampa, FL 33624
Tel 813-961-3220
Percy Legendre
plegendre@blcpas.com



Hosting Virtual Meetings | What You Need to Know

—Jeffrey A. Rembaum, Esq., BCS | Kaye Bender Rembaum

The most asked question of 2020 was this: Can our association host our board and annual meetings using Zoom or another similar virtual/electronic platform? There is no doubt that technology will always advance faster than legislation. In fact, advances in technology seem to take place in light speed where as advances in legislation seem to travel at the speed of your average turtle.

As to board meetings, §718.112(2)(b)5 of the Condominium Act provides, “A board or committee member’s participation in a meeting via telephone, real-time videoconferencing, or similar real-time electronic or video communication counts toward a quorum, and such member may vote as if physically present. A speaker must be used so that the conversation of such members may be heard by the board or committee members attending in person as well as by any unit owners present at a meeting.” Note that similar provisions are provided for cooperative associations in §719.106(1)(b)5 and in §617.0820 for homeowners’ associations.

As to virtual membership meetings, Chapter 617 Florida Statutes, applicable to all of Florida’s not-for-profit community associations, provides in §617.0721(3) that if authorized by the board of directors, and subject to such guidelines and procedures as the board of directors may adopt, members and proxy holders who are not physically present at a meeting may, by means of remote communication participate in the meeting and be deemed to be present in person and vote at the meeting if the corporation implements reasonable means to verify that each person deemed present and authorized to vote by means of remote communication is a member or proxy holder; and the corporation implements reasonable measures to provide such members or proxy holders with a reasonable opportunity to participate in the meeting and to vote on matters submitted to the members, including an opportunity to communicate and to read or hear the proceedings of the meeting substantially concurrent with the proceedings. If any member or proxy holder votes or takes other action by means of remote

communication, a record of that member’s participation in the meeting must be maintained by the corporation in accordance with §617.1601. [emphasis added]

In addition, the Condominium, Homeowners Association, and Cooperative Acts (Chapters 718, 720, and 719, Florida Statutes, respectively), provide that members have a right to speak during board and membership meetings (more on that below). In fact, each of the Acts also provide that board members can even communicate, but not make decisions, via email. Rule 61B23.001(2) of the Florida Administrative Code provides, in relevant part, that “all unit owners have the right to attend and observe all meetings of the board...” With this limited guidance as our backdrop, let’s ask the question slightly differently.

Can our association host our board and annual meetings via Zoom or another electronic platform so long as all members have their opportunity to speak at the relevant times and all



other statutory requirements are followed, such as a speaker phone in the designated meeting location for condominium association board meetings? The answer, simply put, is “yes,” you can.

It is extremely important when planning on hosting the meeting through a Zoom-type platform that you think ahead about the implications. The type of vote that will occur at any membership meeting must be carefully considered. For example, what if there is an election and members have not yet opted to vote electronically? Provisions must be made to gather ballots up to the closing of the balloting at the membership meeting and for write-in candidates, too, as applicable (in a homeowners association type setting). Instructions must also be clearly provided to the members letting them know how the votes will be counted and ensuring the membership that they can observe the entire tabulation of the voting process. For example;

Continued on page 18



CIVIL & STRUCTURAL ENGINEERING
 ARCHITECTURE & DESIGN SERVICES
 MEP & ENERGY CONSULTING
 TURNOVER REPORTS
 STORM DAMAGE ASSESSMENT
 SEAWALL INVESTIGATIONS
 FORENSIC ENGINEERING
 DRONES / AERIAL IMAGING
 THRESHOLD INSPECTIOS
 EXPERTS EXPERT WITNESS SERVICES
 CAPITAL RESERVE STUDIES
 40 YEAR RECERTIFICATIONS



www.thefalcongroup.us
 (800) 839.7740

15405 NW 7th Avenue
 Miami, FL 33169
 500 Australian Avenue South
 Suite 600
 West Palm Beach, FL 33401



How to protect your building & give your community

Curb Appeal

- 1 Ask your Sherwin-Williams representative to survey your exterior.**
 We'll help you identify needed surface prep and write a paint specification, which will detail the correct paint system to meet your needs, timeline and budget.
- 2 Use photo imaging for color.**
 Sherwin-Williams can show you a range of color combinations to help you select the most appealing color palette for your community.
- 3 Hire an experienced painting contractor.**
 They'll help you do the work as specified and give your community a professional look.
- 4 Keep Sherwin-Williams in the loop.**
 As work is under way, your Sherwin-Williams representative can visit the project frequently to ensure the job goes smoothly.
- 5 Get a custodian report.**
 Once your project is complete, your representative can provide a custodian report detailing all of your products and colors for easy future maintenance.

For more information, contact your Sherwin-Williams representative:

Mike Normandale
 Sales Account Executive: HOA/Condo
 North Broward & Palm Beach Counties
 Michael.J.Normandale@sherwin.com
 561.345.5564

Rudy Silva
 Sales Account Executive: HOA/Condo
 Dade & South Broward Counties
 Rodolfo.J.Silva@sherwin.com
 954.732.7948

©2018 The Sherwin-Williams Company



Just The Basics | What Board Members Need To Know

-Kathy Naughton, Centennial Bank

Have you decided to run for the Board of Directors of your community association? There are many things to acquaint yourself with that will make you an effective Board Member.

Let's start with the basics, dig into the bottom drawer of the china cabinet in your dining room, and under the table cloths you will need to pull out the copy of the association's governing documents that you received when you were buying your unit. Please take a look at these documents, and read the bylaws closely. They will tell you the rules to follow and the responsibilities of the members of the board of directors. It's also a good idea to read the Rules and Regulations, and take a look at the law that governs your association – FL Statute 718 for Condominiums, FL Statute 719 for Cooperatives and FL Statute 720 for Homeowners Associations. When looking these over, pay close attention to financial reporting requirements and rules for holding elections.

It is advisable to take one of the many Board Certification Classes offered by CAI. This will tell you specifics of what the law requires, and how the law works with your association's governing documents.

Do you understand how to read a financial statement? Each month your manager will provide Board Members with financial information including a balance sheet, profit and loss statement, budget comparison showing any items which are over and under budget year to date, and an aged delinquency list showing any owners who are delinquent in paying maintenance fees, and those unit owners who may have prepaid maintenance fees. If you do not understand these statements, please ask management or your association's

treasurer to help you with them so you have a good sense of your association's financial condition.

Has your association had a reserve study? If so, as a new board member you may want to review it and see if your association is fully funding reserves and if not how the association plans to handle capital replacement and improvement projects.

If the previous board put together the budget, please ask for a copy and review it. Most budget line items will either be a contracted service or a utility, but make sure you understand the operating budget and reserve budgets. Usually the manager or treasurer will be happy to answer any questions you have.

Does the association have any employees? If so, you as a board member must understand the confidential nature of many personnel files, and your board is responsible to make sure all state and federal regulations are followed as to wages and hours, exempt and non-exempt as regards to overtime rules, and make sure there is no procedure which could be perceived as discrimination against protected classes of employees.

As you can see, there is a lot to know and learn when you become a board member, and I haven't even touched on particulars of maintaining the physical property. Remember, CAI has a complete library of publications to help, and you can learn a lot by turning to CAI for homeowner and volunteer education.

We wish you luck and a harmonious well run community!



ASSOCIATION BANKING



KATHY NAUGHTON CMCA, AMS
VP ASSOCIATION SERVICES RELATIONSHIP MANAGER
954-203-1285
400 N. Federal Highway | Pompano Beach, FL 33062

MY100BANK.COM
A Home BancShares Company

Member
FDIC



Association Loans:*

- No Personal Guarantees
- No Liens Placed on Units
- Low Closing Costs
- Competitive Rates
- Lines of Credit to Fund Wind Storm Deductibles
- Loans for Repairs and Improvements
- Insurance Premium Financing

Lockbox Services:

- Payments Stopped
- Automatic Exception Processing
- Interest on All Association Accounts
- Complete Online Interface
- Online Payments Accepted

**FIVE STAR
BAUER RATING®**

* All loans are subject to credit approval and property eligibility restrictions.

Bringing Clarity, Understanding and Advocacy to Community Associations in South Florida

BRA

BASULTO ROBBINS & ASSOCIATES, LLP
Community Association Lawyers



Call Today for a
FREE Confidential Assessment

(305) 722-8900 BRLawyers.com

- FREE Continuing Education Courses for LCAMS at Your Location
- FREE Access to Legal Forms for Meetings, Annual Elections, Collections and Competitive Bidding (at BRLawyers.com. Choose "Resources")
- FREE In-person, Email and/or Telephone Consults for Property Managers

www.BRLawyers.com

Russell M. Robbins, Esq., *Board Certified Real Estate Attorney; CAI Certified Educated Business Partner
Conveniently Located in Miami-Dade (305) 722-8900 and in Broward (954) 510-1000



Random Anecdotes From My Time Spent in The Association Industry

-Jeffrey Solomon | The Support Depot, LLC | JSolomon@TheSupportDepot.com

Don't complain about being "stuck" with a bulk cable agreement. Don't get me wrong; there are some bad contracts out there. What I mean is, I've heard many association boards toy with the idea of getting rid of bulk altogether, allowing owners to fend for themselves for services.

This may be a decent solution for some, but keep in mind that "cutting the cord" isn't really "cutting the cord." One still requires that "dreaded" company you don't want to pay (for its TV offerings) for a form of internet service. If you are going to stream on your own, you need that high-speed internet. Perhaps think about contacting a broadband consulting specialist or a local service provider about bulk internet for your community. Often times you can secure a sweet deal combining bulk TV and internet for less than what outsiders would pay for TV alone. And...I didn't even get into the cost of adding up the costs of all the streaming services together. Bulk deals can be your friend!

I got stopped at the guard gate and didn't have my ID. One of my condominium clients recently asked for consultation about how to tackle the challenge of its owners exiting the community without their ID's, such as when walking, biking and exercising. This particular association requires anyone entering, even when not driving, to present his or her ID, to prove he/she lives there.

Rules are meant for the overall protection of the community, but it doesn't always mean there is one magical solution for everything that comes up. In this case, one of the ideas they are now considering is to have private pin codes for each owner/unit. If the owner returns after forgetting his/her ID card, the owner would dictate the private code to the guard at the gate. If it matches, entry is seamless. While other ideas and options were

discussed, this one was favored due to the speed of access, helping to eliminate a line from building up onto the busy street.

I wish we had community television.

Sometimes this is referred to as the "Government Access Channel", and without one built into a bulk TV agreement, was once an expensive proposition. Today, it does not have to be.

You can create a community television station utilizing something like YouTube, and, the channel can be public or private. In most cases, all of the tools to make it happen online are free. Now, you can record your community events and upload to the "community station" for viewing and sharing at your convenience!

Keep the association out of it.

I was asked about how an association's management company wanted to integrate their payment portal into the association's website, so that it looks like the portal is part of the association site.

While it would look cooler, and only have to have an owner enter a password once, my opinion continues to be that it should be kept absolutely separate. The reasoning is that in the event the association's payment portal is hacked and personal financial info of owners is leaked, for example, the association is less likely to be dragged into any potential proceedings from a dangerous information leak. Remember, I said "less likely," and I am not an attorney, but I am always of the opinion, "let the payment portal website look like it is on the payment portal website site, and not the association's!"

U.S. Century Bank Homeowner Association Experts



Choose U.S. Century Bank to serve YOUR Homeowner Association

- **White Glove Treatment** - Expertly Tailored Services
- **Hometown Bank** - We understand the Market and your needs because we live here, too!
- **Full Suite of Services** - Lockbox to Loans
- **Great Money Market Rate** - Earn more on your deposits

Make U.S. Century Bank Your Homeowner Association's New Home

Get started today

- Contact the Homeowner Association Expert:
Rick Alfonso at 305.715.5181 or email Rick.Alfonso@uscentury.com
- Visit any U.S. Century Bank Banking Center -
13 throughout South Florida



U.S. CENTURY BANK
YOUR CENTURY • YOUR BANK

www.uscentury.com
305-715-5200

Headquarters & Main Banking Center
2301 NW 87th Avenue • Doral, FL 33172



Simplify and Elevate
RE-OPENING THIS SUMMER

Simple solutions. Serious stress-relief.

**SCHEDULING
MANAGEMENT**
Flexible settings to help
re-open amenities quickly.

**SMART
TECHNOLOGY**
Hands-free solutions to keep
everyone informed and safe.

**COMMUNITY
SCREENS**
Keeping your residents
engaged and in the know.

**PACKAGE
TRACKING**
No-touch tracking.
Contractors pick-up.

**PROPERTY
MAINTENANCE**
Keep working.
We've got you covered.

Keeping your residents safe and sound is your top priority
and we want to partner with you.

As you prepare your residents and staff to re-opening safely
and effectively, don't forget to take advantage of the
SMART solutions and SMART technology available for
you right now in the BuildingLink platform.

BuildingLink

CONTACT SUPPORT@BUILDINGLINK.COM FOR ASSISTANCE



IKBEN'S
PROPERTY MANAGEMENT

High-end, full-service management at an affordable price.

Call us at 305.814.9980, email us at Manager@IKBEN'S.com
or visit our website at www.CAM.IKBENS.com



844-FLASH-247

844-352-7424

www.FlashRestore.com

**MOLD
REMEDATION
WATER
REMOVAL
HVAC
CLEANING**

Indoor Environmental Mitigation and Remediation

Meet Our Sponsors

DIAMOND



PLATINUM



GOLD



MGMT

DIAMOND SPONSORS

Angius & Terry, LLP

Diana Zayas-Bazan: 305-710-3816
Email: dzayas-bazan@angius-terry.com

Ball & Janik, LLP

Elle Walch: 407-455-5664
Email: ewalch@balljanik.com

Bashor & Legendre, LLP

Andrew Dyke, CPA, CAM: 954-952-0385
Email: adyke@blcpas.com

Behr Pro

Melissa Blanchenay: 561-400-5613
Email: mblanchenay@behr.com

Best Roofing

Alysse Ramirez: 954-684-7242
Email: ARamirez@BestRoofing.net

CIT

Luis Alicea: 786-273-5197
Email: Luis.Alicea@cit.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

EmpireWorks

Michelle Ybarra: 954-660-1866
Email: mybarra@empirepainting.com

GlobalPro

Daniel Odess: 855-487-7475
Email: dodess@getglobalpro.com

Munyan Painting & Waterproofing

Rudy Martin: 954-621-7674
Email: Rudy@MunyanPainting.com

Pipe Restoration Solutions

Ron Giles: 561-602-8660
Email: ronnieg@prspipe.com

Popular Association Banking

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

Sepi Painting & Waterproofing, Inc.

Rick Hernandez: 305-513-4519
Email: Info@SepiPainting.com

Super Restoration

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

Water Restoration Group

Monica Martinez
305-661-2533

PLATINUM SPONSORS

Alliance Association Bank

Lisa Elkan, VP
561-212-2091
Email: lelkan@allianceassociationbank.com

Association Reserves, FL. LLC

Will Simons, RS: 954-210-7925
Email: wsimons@reservestudy.com

Basulto Robbins & Associates, LLP

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

BB&T Association Services

Henry Campos: 786-514-3030
Hcampos@BbandT.com

Becker

Howard J. Perl, Esq.: 954-364-6054
Email: HPerl@beckerlawyers.com

BuildingLink

Richard Worth: 212-501-7117, ext. 535
Email: Richard@BuildingLink.com

Kaye Bender Rembaum, Attorneys at Law

Michael Bender, Esq.: 954-928-0680
Email: MBender@KBRlegal.com

Sherwin Williams

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

Siegfried | Rivera

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

SOLitude Lake Management

Gary Wilhelm: 888-480-5253
Email: info@solitudelake.com

Specialized Pipe Technologies

Thea Nash: 941-379-5118
Email: tnash@sptplumbing.com

U.S. Century Bank

Rick Alfonso: 305-715-5181
Email: Rick.Alfonso@uscentury.com

GOLD SPONSORS

The Falcon Group

William Pyznar: 305-663-1970
Email: Wpyznar@thefalcongroun.us

Flash Restore

Donald Brodsky: 561-475-3000
Email: donald@flashrestore.com

JRF Reserve Studies & Insurance Valuations

Sundee Jay: 561-488-3012
Email: jrfrazierent@aol.com

Sharma & Associates

Vishnu Sharma: 954-284-3080
Email: vsharma@sharmaassociates.net

Union Bank HOA Services / SmartStreet

Tracy Stephens: 678-405-1759
Email: Tracy.Stephens@unionbank.com

MANAGEMENT COMPANY SPONSORS

Ikben's Property Management

Octavio M. Rueda: 305-814-9980
Email: omrueda@ikbens.com

RealManage

Jonathan Louis: 786-412-2158
Email: jonathan.louis@realmanage.com

Vesta Property Services

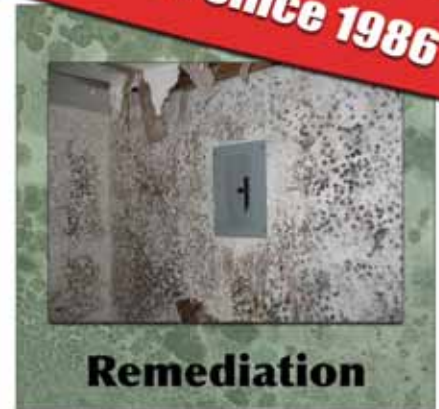
Barbara Sanabria: 305-552-7855
Email: bsanabria@vestapropertyservices.com



Mitigation



Restoration



Remediation

Super Restoration was founded with an emphasis on teamwork, quality people, excellent service, fairness and mutual respect. Today, our mission statement remains based on the same core principles.

Super Restoration has grown in personnel, resources and capacity and capability. We remain committed to ensuring the very best client experience.

24 Hour Emergency Service (800)516-8059

Committed to
communities



For more than 35 years, we have provided products and services specifically designed to meet the needs of property management companies and community associations. You can count on us to be your trusted partner. BBT.com/AssociationServices.

Henry Campos, VP / Relationship Manager
786-514-3030 | HCampos@BBandT.com

Derrick Lee, VP / Relationship Manager
954-839-1003 | Derrick.Lee@BBandT.com



Now Truist

BB&T now Truist. Truist Bank, Member FDIC. Loans and lines of credit are subject to credit approval.
©2021 Truist Financial Corporation. All rights reserved.

Holding Virtual Meetings

Continued from page 10

Dear Members, In accordance with s. 720.316, Florida Statutes, in order to protect the health, safety, and welfare of the Association's members, except for the members who volunteer to assist with the tally of the ballots (along with the management team and the Association's legal counsel), there will be NO in-person attendance at the annual meeting. Although there will be no in-person attendance, the annual meeting will be broadcast through Zoom (online video conferencing) for those who wish to remotely attend and observe the annual meeting, including the tallying of ballots. You may join the Zoom meeting at the appointed time by using the following link in your web browser: _____ or through the Zoom application on your smart phone or tablet with Meeting ID: _____ and entering the following Password: _____.

Since we are on the subject of board and membership meetings and we are in "election season," as it is affectionately referred to, let's take a quick look at meeting notice requirements, eligibility, and terms for board of directors, vacancies, election disputes, and a members' right to speak.

BOARD MEETING NOTICE REQUIREMENTS

Pursuant to §718.112(2)(c)1, 719.106(1)(c), and 720.303(2)(c), Florida Statutes, notice of a meeting of the board must be posted in a conspicuous place on the property at least 48 continuous hours preceding the meeting, unless the governing documents of the association require additional notice. However, notice of meetings of the board at which regular or special assessments against unit owners or at which amendment to the rules regarding unit use will be considered must be mailed, delivered, or electronically transmitted to the owners and posted conspicuously on the property not less than 14 days before the meeting. Remember, too, electronic transmission is only permitted if the owner provides prior written consent.

As discussed in more detail below, for annual meetings of the membership where an election will be held, the notice requirements for condominium and cooperative associations differ from the requirements for homeowners associations. However, for other meetings of the members, unless a homeowners association's bylaws provide differently, the notice requirements are the same. Pursuant to §718.112(2)(d)3 and 719.106(1)(d), Florida Statutes, notice of a meeting of the membership must be given to each owner and posted in a conspicuous place on

the property at least 14 days before the meeting. For homeowners associations, pursuant to 720.306(5), Florida Statutes, notice of meetings of the members must be given 14 days prior to the meeting, unless the bylaws provide differently. For meetings of the members where an election will be held, pursuant to §718.112(2)(d)4 and 719.106(1)(d)1, Florida Statutes, the first notice of the annual meeting of the membership must be sent to the members at least 60 days prior to the meeting, and the second notice must be provided at least 14 days to the members and posted conspicuously on the property at least 14 days in advance before the meeting. For homeowners associations' annual meetings, notice must be provided at least 14 days before the meeting unless the bylaws provide differently pursuant to §720.306(5), Florida Statutes.

ELIGIBILITY AND TERMS FOR BOARD OF DIRECTORS



The eligibility requirements for board members are set out in §718.112(2)(d)2, 719.106(1)(a), and 720.306(9)(b). Pursuant to the foregoing, a person who is delinquent in the payment of any fine, fee, or other monetary obligation to the association is not eligible to be a candidate for the board. Additionally, any person who has been convicted of a felony is not eligible to serve on the board unless the person's civil rights have been restored for at least five years. With the passage of Amendment 4, voting rights were restored to people convicted of a felony. It is unclear what impact Amendment 4 will have on the restrictions to eligibility for board members.

Additionally, condominium associations should be aware that §718.112(2)(d)2 was amended to provide that a board member may not serve more than eight consecutive years unless approved by two-thirds of all votes cast in an election or if there are not enough eligible candidates to fill vacancies on the board. However, this provision applies prospectively, which means the clock did not start until the law went into effect on July 1, 2018. Additionally, this only prohibits eight consecutive years of service. If a board member has a break in service, then the clock would begin again.

Continued on page 22



Power your business forward with our HOA Premium Reserve Solutions.

Put our expertise to work for you with:

- The ease of dealing with one bank for all your HOA banking needs
- A competitive rate of return to grow excess reserve funds
- The security of knowing your funds are protected and secured by a surety bond

cit.com/CABReserves

Let's get started.

Luis Alicea

786.273.5197 | Luis.Alicea@cit.com

Funds in excess of FDIC insurance coverage limits are covered by a third-party issued surety bond. Such excess funds are not subject to FDIC deposit insurance. The surety bond providing excess coverage over FDIC insurance may be cancelled at any time upon 30 days' written notice. Should a notice of cancellation be given, CIT will contact the client to discuss alternatives to provide for the continued safety of funds. May not be available in every state. Premium reserve products are for new money only (money not currently held by CIT Bank, N.A.) ©2021 CIT Group Inc. All rights reserved. CIT and the CIT logo are registered trademarks of CIT Group Inc. Deposit and loan products are offered through CIT Bank, N.A., the FDIC-insured national bank subsidiary of CIT Group Inc. MM#9393

Member
FDIC



PERSONALIZED PAINT SERVICES



Behr brings a complete team of specialists to your project to provide answers, create solutions and offer professional services specifically designed for property managers and owners.

- Call, Text, or Email Your Orders
- Arrange Will Call and Schedule Deliveries*
- Custom Color Matching
- Project and Order Record Management
- Job Walks
- HOA Color Books
- Project Specification Services
- Digital Color Renderings
- Full-Size Drawdown Samples

*Where available. Some limitations apply.

MELISSA BLANCHENAY

Regional Account Manager

(561) 400-5613 | mblanchenay@behr.com





Court Concludes That Mistakes On A Claim of Lien Does Not Invalidate The Claim -Robert L. Kaye, Esq., BCS; Kaye Bender Rembaum

The Florida Fourth District Court of Appeal recently provided a ruling regarding the ability of a homeowner's association to successfully complete a foreclosure for unpaid assessments when there was an error in the amount indicated as being owed on the claim of lien. In the case of *Pash v. Mahogany Way Homeowners Association, Inc.*, Case No. 4D19-3367, January 27, 2021, the Appellate Court was faced with the challenge of a lower court ruling in favor of the homeowner's association in which the homeowner, Mr. Pash, had claimed that the amount indicated on the claim of lien was overstated from what was owed. The record also reflected that the homeowner's association admitted that it made a mistake in its calculation of the assessments on the lien but corrected the amount when it filed the foreclosure case. It was not disputed that some assessments were delinquent when the foreclosure case began.

In a split decision, a majority of the Court focused on the requirements of Section 720.3085(1)(a) of Florida Statutes, as well as the provisions of the Declaration of Covenants for the Community. The Statute provides the following:

To be valid, a claim of lien must state the description of the parcel, the name of the record owner, the name and address of the association, the assessment amount due, and the due date. The claim of lien secures all unpaid assessments that are due and that may accrue subsequent to the recording of the claim of lien and before entry of a certificate of title, as well as interest, late charges, and reasonable costs and attorney fees incurred by the association incident to the collection process. The person making payment is entitled to a satisfaction of the lien upon payment in full.

While the case was reversed for other reasons, the majority of the Court stated that "Nothing in section 720.3085(1)(a) suggests that the claim [of lien] must be

free of error for it to serve as an otherwise valid claim of lien." The Court also concluded that the statute, as written, does not provide that an error in the amount stated in the claim of lien invalidates an otherwise valid claim by an association. Rather, the Court indicated that the association is merely asserting "a claim" in the lien and the association remains obligated to prove its claim in order to prevail in its case and homeowners have the ability to contest the claim made.

The Florida Condominium Act contains substantially the same provision as set forth above in Section 718.116(5)(b) F.S. Consequently, it is anticipated that a lower court would likely apply the conclusions of this case to a condominium association foreclosure case.

It remains to be seen whether this holding is going to be viewed as an anomaly or will be followed by the remaining District Courts in Florida. Notwithstanding this easing of the perception of association requirements on this point, it remains the recommendation that all collection efforts by associations be fully documented to a "zero" balance on the specific homeowner account to minimize any possible adverse conclusion in an assessment foreclosure case. Legal counsel familiar with community association law should be involved to assist in the formal collection efforts against any homeowner.



Robert L. Kaye is Board Certified in Condominium and Planned Development Law, and Managing Member of Kaye Bender Rembaum. Mr. Kaye has served on the Florida Bar's Grievance Committee, the Committee on the Unlicensed Practice of Law and is a member of the Condominium Committee of the Real Property Section of The Florida Bar. He also lectures on Community Association law and is regularly published on the subject. Mr. Kaye hosts KBR's appearances on the radio show, 'Ask the Experts', from 6pm to 7pm, the first Thursday of each month.

REPAIR. SOLVE. SAVE.

Do you have **sewer back-ups, pinhole leaks, or sewer odors** in your home or business? Fix your problems today without the digging or destruction.



PROBLEM SOLVED.
1-800-849-4610
www.sptpipe.com

CFC58001



Painting
Waterproofing
Sealants (remove & replace)
Roof Coatings
Electrostatic Coatings
Stucco & Concrete



ACCREDITED
BUSINESS



No One Covers Florida Better than Munyan

Serving Florida since 1951, bonded and fully insured with a A+ rating. Let us Repaint, Restore, or Renew your property today. Contact us for a free estimate.

877-442-5062



Innovating community
association banking
solutions is our business,
so you can focus on growing yours.



Specializing in:

In-State No-Fee Lockbox Services¹

ConnectLive™ Software Integrations

Full Online Banking Services

Online Payment Portal

Lending Solutions²

Excess FDIC with CDARS® and ICS®³

Meet Your Community Association Banking Experts:



Lisa Elkan
Vice President
(561) 212-2091
lelkan@allianceassociationbank.com



Joanne Haluska, CMCA, AMS
Senior Managing Director
(216) 314-9100
jhaluska@allianceassociationbank.com

Top 10 - Forbes Best Banks

allianceassociationbank.com

¹Free-fee lockbox requires a checking account with Alliance Association Bank.
²All offers of credit are subject to credit approval.
³Limits apply. Placement of customer funds through the ICS or CDARS services are subject to the terms, conditions and disclosures set forth in the program agreements. Limits and customer eligibility criteria apply. Program withdrawals through ICS are limited to six per month. CDARS and ICS are registered service marks of Prontory Interfinancial Network, LLC. Alliance Association Bank, a division of Western Alliance Bank, Member FDIC. Western Alliance ranks top ten on Forbes' Best Banks in America list, five years in a row, 2016-2020.



Holding Virtual Meetings

Continued from page 18

For condominium and cooperative associations with 10 or more units, co-owners of units are not eligible to serve on a condominium board unless they own more than one unit or unless there are not enough eligible candidates. This is not applicable to homeowners associations.

Governing documents may provide that you must be an owner to serve on the board, but generally they cannot establish other eligibility requirements, such as residency requirements.

VACANCIES

In the event of a vacancy on the board, pursuant to §718.112(2)(d)9, 719.106(1)(d)6, and 720.306(9)(c), unless the bylaws provide otherwise, the vacancy may be filled by the affirmative vote of a majority of the remaining directors, even if the remaining directors constitute less than a quorum, or if there is only one director remaining. In the event there is only one director remaining on the board, that director can choose to appoint people to fill all of the vacancies.

ELECTION DISPUTES

Election disputes for condominium, cooperative, and homeowners associations are handled by the Florida Department of Business and Professional Regulation, Division of Florida Condominiums, Timeshares, and Mobile Homes (the "DBPR") through mandatory arbitration in accordance with §718.1255(1), 719.1255, and 720.311(1), Florida Statutes. Pursuant to §718.112(2)(d)4.c, 719.106(1)(d)1.a, and 720.306(9)(a), any challenge to an election must be brought within 60 days after the election results are announced. Additionally, a board member cannot be subject to a recall when there are 60 or fewer days until a scheduled election, or when 60 or fewer days have not elapsed since the election of the board member sought to be recalled.

MEMBER PARTICIPATION

Members have a right to speak at meetings of the membership. Pursuant to §718.112(2)(c) and 719.106(1)(d)4, Florida Statutes, members of condominium and cooperative associations have the right to participate in meetings of the unit owners with reference to all designated agenda items. Pursuant to §720.306(6), members of a homeowners association have the right to speak with reference to all items opened for discussion and all items included on the agenda. In other words, in a homeowners association, members can speak on any matter that was opened for discussion, even if the matter was not listed on the agenda for the meeting. Additionally, §720.306(6), Florida Statutes, provides that a member must be allowed at least three minutes to speak on any item.

Continued on page 24



Community Associations Continue to Grow in the United States

-Amy Repke | HOA Resources/CAIOnline

More than 25% of the U.S. population—around 73.9 million Americans—now lives in a homeowners association, condominium community or housing cooperative, according to the 2019-2020 U.S. National and State Statistical Review for Community Association Data, published by the Foundation for Community Association Research.

According to the new report, based on data collected in 2019, California leads the nation with 49,200 associations, which are home to 14 million residents. Florida is the country's second-largest state with 48,500 associations, followed by Texas (21,000), Illinois (18,800), North Carolina (14,100), and New York (14,000).

The report details top reasons for the growth of associations:

- The value of collective management. Community association boards are composed of democratically elected homeowners who voluntarily serve their communities. The research shows there are 2.4 million board and committee members in the U.S. performing 86.7 million hours of volunteer service annually.
- Privatizing public functions. Associations assume many responsibilities that traditionally belonged to local and state government, such as road maintenance, snow and trash removal, and stormwater management. According to the report, homeowners contributed \$27.4 billion to association reserve funds for the repair, replacement, and enhancement of common property (e.g., swimming pools, elevators, and resurfacing streets).
- Expanding affordable housing. Since the 1960s, condominiums have tended to serve as lower-cost entry housing, especially for first-time homebuyers. Condominium communities account for 35–40% of the reported total of community associations.

The research is produced in conjunction with Community Associations Institute. For more than 40 years, the Foundation has published the U.S. National and State Statistical Review for Community Association Data as part of the Community Association Fact Book. The report uses American Community Survey (ACS) and American Housing Survey (AHS) data to better align state-level community association research. To view the full report, visit foundation.caionline.org.



Your Property Management & Association Specialist

www.centerstatebank.com

Myrna Meza 954.708.5405

Terri Russo 954.633.1666

Accelerate your receivables processing
with our secure Internet-Based Lockbox Service. Receive detailed association reports and A/R posting files, automate recurring homeowner payments and more.

Experience flexibility and convenience
with secure Online Real-Time Balance Reporting, Bill Payment and e-Statements.

Obtain financing for Insurance Premiums, Capital Improvement and Renovation Loans tailored specifically to associations and condominiums.



Holding Virtual Meetings

Continued from page 22

Members also have a right to speak at meetings of the board of directors. [Pursuant to §718.112(2) (d)7 and 719.106(1)(c), Florida Statutes, members of condominium and cooperative associations have a right to speak at board meetings with reference to all designated agenda items. Pursuant to §720.303(2)(b), members have a right to speak at a board meeting with reference to all designated items.]

In all instances condominium, cooperative, and homeowners association boards are authorized to adopt reasonable rules governing frequency, duration, and other manner of member comments for the board and membership meetings. To make the member comments more meaningful, consider permitting them after the board fully discusses each item, prior to voting, and prior to moving on to the next item.

It is recommended you consult with your association legal counsel on the adoption of reasonable rules to ensure your virtual/electronic meetings run smoothly while also ensuring that they are in compliance with the association's governing documents, Florida Statutes, and Florida Administrative Code.

(Reprinted with permission from the January 2021 edition of the Florida Community Association Journal and Rembaum's Association Roundup)



CAI is proud to announce plans for the 2021 Annual Conference and Exposition: Community NOW, to be held in person Aug. 18–21 in Las Vegas. Preconference education courses will take place Aug. 16–17.

We are aware that these unprecedented times require us to reassess all aspects of planning and hosting events in order to ensure attendee safety. We have moved the conference from early May to mid-August, allowing more time to plan, address new health and safety protocols, and create an approach that complies with federal, state, and local regulations, while also allowing additional time for more extensive distribution of vaccines to the general population.

In addition to a date change, the conference venue also has changed. We will continue to partner with Caesars Palace; however, hotel lodging will move across the street to Harrah's and The Linq, and conference activities will take place in the newly opened Caesars Forum—a 300,000-square-foot conference center adjacent to the hotels. We are confident the larger meeting space will offer a great attendee experience while still maintaining any social distancing requirements that are still in place come August.

We know that you will have many questions in the coming weeks, and we will do our best to make communication a top priority. We are working to create an event that is safe and meets the expectations of our members, exhibitors, sponsors, and staff. We appreciate your patience, grace, and flexibility as we move forward.

Sincerely,

Tom M. Skiba, CAI, CEO

The advertisement for EmpireWorks Reconstruction features a background image of a residential construction site with workers and equipment. The company name 'EmpireWorks Reconstruction' is at the top in large, bold black letters, with a colorful logo above the 'E'. Below the name, 'HOA CONSTRUCTION DEFECT SERVICES' is written in a smaller, bold font. Two columns of services are listed: 'Free Defect Inspection and Consultation', 'Cost Estimation for Mediation', 'Interim Repairs', 'Waterproofing', 'Sufficiency Of Settlement Analysis', 'Destructive Testing', 'Post Litigation Repairs' on the left; and 'Construction Management and Consulting', 'Stucco Application', 'Carpentry', 'Deck Coatings', 'Reconstruction', 'Scope of Work Creation', 'Construction Planning' on the right. At the bottom, a call to action reads 'Call For Your Free Inspection Today!' followed by the email 'info@empireworks.com', the phone number '888.278.8200', and the website 'www.empireworks.com'.



Tips for Dealing With Noise in Your HOA or Condominium

-Amy Repke | HOA Resources/CAIOnline

At a time when kids are home from school and college, and working from home is the new normal because of COVID-19, residents must be mindful of noise.

Noise is an inevitable reality in homeowners associations and condominium communities. Condominium dwellers live in such close proximity, it's essential that we consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television or when to knock out a wall.

We—you and your neighbors—all have a right to enjoy our homes in peace and to furnish them as we like. But remember, how you furnish your unit may be a nuisance to your neighbors in theirs.

Hard flooring—wood, ceramic, stone—is fashionable and collects far fewer allergens than carpet, making it very popular. But it can be a problem for the folks downstairs, even if you make an effort to tread lightly or wear soft shoes. If you're considering installing hard flooring in your unit, first install a sound barrier—like cork—to reduce noise. And hope the people above you do the same.

Flat-screen televisions are becoming more affordable every year, and many of our residents have them. Please mount your screen on an interior wall—not a wall you share with a neighbor. Reverberations from wall-mounted televisions can be an annoyance for those on the other side.

How much noise does it take to be a nuisance? One definition says nuisance is a level of disturbance beyond what a reasonable person would find tolerable. But, sometimes the question isn't how much noise we make, but when we make it. Whatever you're planning, give some thought to the day, as well as the time of day for your activity.

If you have noisy neighbors, talk to them while practicing social distancing. They probably have no idea they're disturbing you.

The Golden Rule applies here: Treat your neighbors the way you want them to treat you.

IS YOUR ASSOCIATION POSITIONED TO SUCCEED?

Let our insights help guide your future.

For over 30 years and over 45,000 times, our firm has provided reliable, thorough reserve studies and capital planning reports for developments nationwide. Don't wait: the way to a successful financial future begins with a great plan today.

- ☑ Highly experienced staff with extensive knowledge of all property types
- ☑ Experience throughout Florida
- ☑ Comprehensive, detailed analysis of infrastructure, buildings and amenities
- ☑ Complimentary funding analysis software



What It Means To Me To Have Served In The Military

-Howard J. Perl, Esq., Becker | MAJ (USA Retired)

In 1975 I joined the military as a 17-year-old right out of high school. I always wanted to be in the military and felt everyone should serve this great country of ours in one way or another.

I served three years as an enlisted man, then received my officer's commission through the ROTC program. I was a Field Artillery Officer, and later also qualified as a Military Intelligence Officer. I spent the last 20 years of my 33 years of service in the Army Reserves serving as a Military Intelligence Officer at the company, battalion, and division levels.

In 2005 I was deployed to Iraq in support of Operation Iraqi Freedom, serving as an Intelligence Officer training Iraqi troops. I served in Iraq for over eleven months. I retired as a Major in 2008 after 33 years of service in the Army and Army Reserves.

I always loved my time in the military, especially the camaraderie with my military colleagues. I always felt, and still feel, an immense feeling of pride in having served. If I could, I would still be in the military in one form or another, but I reached my limit as to amount of time eligible to serve.

To me, serving in the military was a privilege. If you think about what this country offers to all its citizens, regardless of any problems we may have, it is truly amazing. Everybody wants to come to the United States; those of us who were born here and live here take our rights, freedoms and blessings for granted. To be able

to serve this country, to help in any small way to uphold and preserve those rights and freedoms, was a privilege, an honor and something I do not take for granted.

I have the utmost respect for all of the former and current members of all branches of our armed forces. These men, women and their families make sacrifices every hour of every day for you and me. Unfortunately, some of them make the ultimate sacrifice; they should always be remembered for such sacrifice by all of us. Any time you see a military member in uniform do you be afraid to approach them and say thank you for your service. Although most are embarrassed by such thanks, they will nonetheless appreciate the comment and be prideful of your recognition.

If called upon now, I would serve in an instant.



THE Becker DIFFERENCE

LEADERS IN COMMUNITY ASSOCIATION LAW

45+ Years Representing Associations

50+ Practicing Attorneys

Customized Collection Strategies

Community Association Leadership Lobby (CALL)

Robust Continuing Education Program

Florida's Premier Condo HOA Law Blog

Online Voting Software Provider

Website Development Service Provider

CARE: Our Dedicated Customer Service Team

FEARLESSLY MOVING YOU FORWARD

Ft. Lauderdale | Ft. Myers | Ft. Walton Beach | Miami | Naples | Orlando
Sarasota | Stuart | Tallahassee | Tampa | West Palm Beach

beckerlawyers.com
954.987.7550 | CARE@beckerlawyers.com



GlobalPro

MANAGING RISK TO RECOVERY

WWW.GETGLOBALPRO.COM

855-487-7475

SUPPORT@GETGLOBALPRO.COM

FLORIDA | NEW YORK | DC | ORLANDO

THIS IS A SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT. DANIEL ODESS, LICENSE #P145656

Inspiring People Around You

Continued from page 8

will handle constructive criticism and encouragement differently. Each need to be nurtured and some may need to be given some “tough love.” You want to cultivate your coaching style that will benefit the entire team. I have been successful in maximizing productivity by utilizing “SWOT” analyses recognizing team members and community strengths, opportunities, weaknesses, and threats by evaluating and assessing team performance, working, and establishing relationships with the board of directors, business associates and most importantly, the community!

Follow the Golden Rule by treating others the way you want to be treated. This will strengthen sense of belonging.

Share your experiences, successes, and failures.

Make every effort to be a resource to your team members by taking the time to meet with them and provide them with essential tools and info to support them. I know some Managers that like to hoard it and not share for fear of losing control or their job to an assistant. By sharing, others will relate to you and they will be more willing to know that you understand their roles and challenges. “When you share your

experiences with other people, you help take away their fears.” -Rick Warren

Be positive. Have a good attitude and value your team by focusing on the positive. They crave positivity. Let your positivity inspire others to never give up!

Pay it forward. Live your life to the fullest and inspire others to pay it forward. Kindness is contagious.

“Life’s most persistent and urgent question is, ‘What are you doing for others?’”

– Martin Luther King, Jr.

“T’is better to give than to receive...” this cliché says it all!

I have personally found that there is nothing quite as rewarding than being able to give of yourself and provide a service to those in need. Servicing communities is rewarding, and we cannot do it alone. We need to embrace our team and pay it forward!



Continued on page 30



SEPI PAINTING
PAINTING & WATERPROOFING
EST. 1994

(305) 513-4519

COMMERCIAL — INDUSTRIAL — RESIDENTIAL



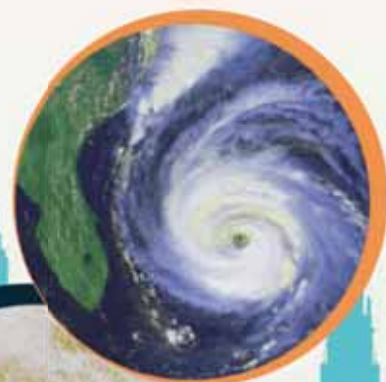


www.SEPIPAINTING.com

WRG The Water Restoration Group

Property Damage Restoration... *Redefined.*

WATER | FIRE/SMOKE | MOLD | ASBESTOS | CONSTRUCTION



Emergency?

24 1-844-DRY-WATER
1-844-379-9283

CGC1522844 MRSR73

DADE | BROWARD | PALM BEACH



**ANGIUS
& TERRY**
L L P

CONSTRUCTION DEFECT ATTORNEYS

- Over 35 Years of Experience
- Over \$500 Million Recovered*
- No Fees or Costs Unless We Win
- Free Continuing Education Courses for Managers and Board Members



Paul P. Terry, Jr.*



Stephen M. Hauptman

Fort Lauderdale
(954) 839-6200

Orlando
(407) 624-3070

Palm Harbor
(727) 474-0200

www.constructiondefectlaw.com

By Appointment:
Fort Myers (239) 800-9500
Jacksonville (904) 479-9400
Sarasota (941) 257-0900

*Recoveries vary by case.
Past recoveries are not necessarily an
indication of what you may recover.



* Refers to attorneys that are AV rated

Inspiring People Around You

Continued from page 28

Listen, communicate & leave your ego behind.

If you really want to inspire others, listen, and communicate with them and if you are awesome, you do not need to tell anyone because they are already aware of your qualities and success as a leader! The experts say there are two types of listeners:

- Those who seek to understand
- Those who seek to be understood.

Employees need to know two things...where you stand and whether they will stand with you. You need to get their buy in! I always like to ask my team members the following two questions:

- "What is working?"
- "What isn't working?"

Do not assume what others are feeling. If they do not seem motivated or inspired, perhaps they are no longer challenged, or they are bored. Talk to them and listen. Ask your team members what

solutions they must make to make things better and offer your solutions as well.



I relate managing to football. I love the game and it is the ultimate teamwork sport and demonstrates how when all work together, they inspire every team member to excel. As Managers, we need to motivate the players on our team. Create the plays, if the players are fumbling, change course and inspire them, provide them the tools they need to make touch downs! You and your team will feel the adrenaline if you can get all to work together as a cohesive unit on the field!

Professionals solving your plumbing problems

Most people don't give much thought to their pipes - until they stop working, that is. Pipes can last many decades, but eventually, they'll develop holes or cracks that compromise their effectiveness. Whether your pipes have deteriorated from normal wear and tear or were damaged by tree roots or a buildup of sediment, you will need pipe repair.

PROBLEM SOLVED

PROBLEM

VIDEO PIPE INSPECTION

CURED-IN-PLACE-PIPE LINING

PLUMBING REPAIRS

DRAIN CLEANING

PIPE COATING TECHNOLOGY

SAVE YOUR YARD, DON'T DIG IT!

As a Certified Perma-Liner™ Installer, Pipe Restoration Solutions, is a trained expert on pipe lining materials, methods and techniques to replace the old sewer as was traditionally the case. The old pipe is lined, creating a brand new pipe within the old one.

PRS Corporate Headquarters
5107 Lena Rd #101
Bradenton, FL 34211
www.piperestorationsolutions.com

800.652.7604

PRS
PIPE RESTORATION SOLUTIONS

Bringing Technology Underground

REPAIRS CRACKED OR BROKEN PIPES WITHOUT EXTENSIVE EXCAVATION

ELIMINATES ROOTS AND INFILTRATION

BRIDGES MISSING PIPE SECTIONS / STAND ALONE REPAIR

Ronnie Giles- FL. East Coast Sr. Consultant
561.602.8660



Dedicated to the representation of community associations throughout Florida

Kaye Bender Rembaum, a seven-time Diamond winner from the FLCAJ for Best Law Firm, is a full-service law firm with offices in Broward, Palm Beach and Hillsborough Counties. Led by a team of experienced attorneys, nine of whom are Board Certified Specialists in Condominium and Planned Development Law, the firm assists association clients in all matters requiring legal representation.

Broward Office:

1200 Park Central Boulevard South
Pompano Beach, FL 33064
954.928.0680

Palm Beach Office:

9121 North Military Trail, Suite 200
Palm Beach Gardens, FL 33410
561.241.4462

Hillsborough Office:

1211 N. Westshore Boulevard, Suite 409
Tampa, FL 33607

Offices in Miami (by appointment)

SERVICES INCLUDE:

- Assessment collections
- Contract negotiation
- Document review & covenant amendments
- Covenant enforcement
- Construction defect claims
- General litigation
- Master / Sub Association Issues and more

KBRLegal.com

Info@KBRLegal.com

(800) 974.0680



Useful Resources

- FREE Seminars & Webinars
- FREE online resources including "Rembaum's Association Roundup, The Community Association News You Can Use" and "Legal Morsels"
- Weekly/Monthly call-in radio shows
- Brand new video archive

Visit KBRLegal.com

The hiring of a lawyer is an important decision that should not be based solely upon advertisements. Before you decide, ask us to send you free written information about our qualifications and experience.



BEFORE: ERODING SHORELINE



DURING: INSTALLING SOX EROSION CONTROL



AFTER: A BEAUTIFUL LIVING SHORELINE

Improve the Value and Beauty of Your Community with a Living Shoreline

Shoreline erosion can be an eyesore as well as a danger to community residents, guests and pets. SOLitude's team of shoreline management experts utilize SOX Erosion Solutions™ patented knitted mesh barriers to halt sediment migration and restore damaged banks. Once in place, grass, native vegetation and buffer plants can be installed directly into the material, creating a living shoreline that improves both the value and beauty of your community.

Watch a FREE recording of our Erosion Control Webinar:
solitudelakemanagement.com/stop-erosion

855-282-3496 • solitudelakemanagement.com

SOLITUDE
LAKE MANAGEMENT

**Restoring Balance.
Enhancing Beauty.**

For a full list of our superior service offerings, visit solitudelakemanagement.com/services



304 Indian Trace
Suite 538
Weston, FL. 33326



IT'S ON! THE 2021 CAI-SEFL GOLF TOURNAMENT

Title Sponsor: Best Roofing

FRIDAY, APRIL 2, 2021

**Jacaranda Golf Club
Plantation | Florida**

8:30am shotgun start

Entry fee includes greens fee,
cart, goody bag, box breakfast
and luncheon.

- \$200 per golfer
- \$700 per foursome

Registration and Sponsorships
available: [CAI-SEFlorida.org/Golf](https://www.cai-seflorida.org/Golf)

