

2014 REVISIONS TO FLORIDA COMMUNITY ASSOCIATION STATUTES

June 13, 2014

(Via e-mail)

Dear Client:

The key 2014 revisions to the Condominium Act are as follows:

1. **Abandoned Units.** The Board has the authority, upon notice, to enter, repair, maintain, and turn on utilities in an abandoned unit, and to assess the unit for all related costs.
2. **Board Emails.** Board members can communicate via email on Association matters, but may not vote by email.
3. **Board Member's Return of Association Property.** An outgoing Board member must relinquish all official records and Association property to the Association within 5 days of leaving the Board. The Condominium Division can impose civil penalties for violation of this requirement.
4. **Commercial Condominiums.** Commercial condominiums are now exempt from numerous Condominium Act requirements. For example, commercial condominiums can now:
 - A. Elect the Board by proxies
 - B. Have co-owners on the Board
 - C. Have longer than two year terms
 - D. Litigate disputes without a required arbitration

The key 2014 revisions to the Homeowners Association Act are as follows:

1. **Amendments.** If an amendment is sent out in advance of the vote, and is not changed in the voting process, the Board does not need to again mail out the amendment after it is recorded. Instead, the Board can mail notice confirming the amendment was passed, providing the recording information, and confirming that a copy will be provided, at no charge, upon written request.
2. **Emergency Powers.** In an emergency (such as a hurricane) the Board is authorized to take necessary actions, without normal notice, including meetings, and actions to protect Association property.

These revisions are effective as of July 1, 2014. If there are any questions I can answer in this regard, please let me know.

Sincerely,

A handwritten signature in black ink that reads "G Fields". The "G" is large and stylized, and "Fields" is written in a cursive script.

GARY D. FIELDS