

COMMUNITY ASSOCIATION LIVING STUDY COUNCIL

March 27, 2009
12 p.m. – 7 p.m.

Miami Beach City Hall
City Commission Chambers, 3rd Floor
1700 Convention Center Drive
Miami Beach, Florida

Call To Order

Meeting called to order at 12:10 p.m. by Mark Benson, Chair.

Members Present

Mark Benson, Chair
Rosa de la Camara, Vice-Chair
Michael Andrew
Lawrence Wigdor
Kevin Stanfield, ex officio

Division Staff Present

Debbie Miller

Quorum established and verification of timely publication of meeting notice in Florida Administrative Weekly.

I. FINAL REPORT PREPARATION

Vice-Chair de la Camara presented a summary of the issues that will be included in the Council's Final Report to the Legislature.

II. PENDING LEGISLATION CONCERNING CALC ISSUES

Members discussed the "condo police" provisions of House Bill 1397, as well as the proposed changes to section 468.436, Florida Statutes.

III. PUBLIC INPUT

1. Carol Schwab addressed the Council regarding condominium association issues. She recommended legislation increasing the educational requirements of Community Association Managers, and modifying their licensure process to model that of real estate brokers.
2. Greg Brintlinger addressed the Council regarding condominium association and foreclosure issues. He recommended legislation increasing the educational requirements of Community Association Managers, and discouraged a broad brush regulatory approach to the foreclosure problem.
3. Joseph Assaf addressed the Council regarding condominium association issues. He suggested that certain complaint issues should be expedited by the Division

of Florida Condominiums, Timeshares, and Mobile Homes (“Division”) and recommended legislation requiring condominium education for board members.

4. Patricia Gonzalez addressed the Council regarding condominium association and foreclosure issues. She recommended legislation that would require the board to accept a payment plan from a delinquent unit owner in lieu of filing a foreclosure action.
5. Mel Niser addressed the Council regarding condominium association issues. He recommended transferring compliance powers from the Division to the Ombudsman’s Office, post developer turnover.
6. Mayor Matti Bower addressed the Council regarding condominium association and foreclosure issues. She advocated increasing the transparency of an association’s financial records for unit owners.
7. Joe Hidalgo-Gato addressed the Council regarding condominium association issues. He recommended increasing the Division’s investigative staff and recruiting certified volunteers to assist with resolving complaint cases.
8. Valerie Crawford addressed the Council regarding condominium association issues. She recommended improvements in the education and licensure process for CAM’s. She also advocated for additional remedies for the board to use in order to enforce payment of delinquent assessments.
9. A. Joseph Buerk addressed the Council regarding condominium association issues. He suggested that local police should be trained to handle condo issues, instead of creating “condo cops” within the Division.
10. Bob Rosen addressed the Council regarding condominium association and foreclosure issues. He suggested getting TARP funds for associations that are in financial need, and supports condominium education.
11. Barbara Zee addressed the Council regarding residential associations. She recommended increasing the staff of the Ombudsman’s Office with paid staff or volunteer staff.
12. Yolanda Escollies addressed the Council regarding condominium association issues. She recommended more governmental regulation and enforcement powers over criminal and fraudulent activities in condominium associations.
13. Enrique Tejera addressed the Council regarding condominium association issues. He recommended legislation that would further clarify what is considered a board meeting, and suggested that the statutes include the technological advances in communications as alternative means for the association to communicate and conduct meetings.

14. Rosemary Pardo addressed the Council regarding condominium association issues. She requested that the Legislature address the Fannie Mae restrictions that have been applied only to Florida.
15. Eliane Siegel Soffer addressed the Council regarding condominium association issues. She recommended stronger enforcement powers to enforce Chapter 718, Florida Statutes.
16. Julio Martinez addressed the Council regarding condominium association issues. He recommended legislation requiring prospective purchasers to take 20 hours of condominium education.

The meeting was adjourned at 5:24 p.m.

DRAFT