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DIRECTORS CHOICE LLC

COMMUNITY ASSOCIATION MANAGEMENT

Directors Choice, LLC Newsletter March Tip of the Month

In This Issue

- [Legislative Alert!](#)
- [Tip of the Month](#)
- [Save the Date](#)

Issue: #7

March/2011

Dear Janet,

Happy St. Patrick's Day!

Quick Links

- [Previous Tips](#)
- [Our Services](#)
- [Related Topics](#)
- [More On Us](#)

This is the seventh in our series of monthly tips for Association Directors and members. If you missed any of our previous newsletters, please feel free to visit our web site where we have copies of all our previous mailings. You can click on the "Previous Tips" link in the "Quick Links" box to the left to go directly to that section of our web site.

Join Our List

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As always, if you have a topic you would like to know more about, please let us know. We welcome new topics to discuss! We hope you continue to find them informative.

Social Networks

LEGISLATIVE ALERT!



Call to Action!

The article below was sent to us by the Community Associations Institute regarding important proposed legislation affecting our industry and your communities- please consider contacting the representatives below!

Deregulation of the community association management profession is being considered by the Florida House of Representatives. We need you to contact members of the Business and Consumer Affairs Committee to ask them to **oppose deregulation of Community Association Managers. Details about deregulation of community association managers are available in the** Proposed Committee Bill (PCB) BCAS 11-01. A copy of the proposed bill is available here: www.callbp.com.

Deregulation of community association managers would eliminate the consumer protection of the 3.5 million Floridians living in community associations.

Deregulation would jeopardize the protection of the estimated \$2.5 billion of annual operating funds and the estimated \$2 billion of investment accounts held for long-term maintenance and replacement for community associations in Florida.

To ensure competency in the community association management profession and to protect homeowners living in community associations, the community association management licensure program must not be repealed.

Please take a moment now to contact the committee members below and urge them to oppose deregulation of community association managers. We have provided a sample email at the bottom of this alert which you can paste into an email, add the committee member name and send.

House of Representatives - Business and Consumer Affairs Committee

Bovo, Jr., Esteban L. (R) Chair
esteban.bovo@myfloridahouse.gov
850.487.2197

Roberson, Kenneth L. (R) Vice Chair
Kenneth.roberson@myfloridahouse.gov
850.488.0060

Abruzzo, Joseph (D) Democratic Ranking Member
Joseph.abruzzo@myfloridahouse.gov
850.488.4791

Ahern, Larry (R)
Larry.ahern@myfloridahouse.gov
850.488.6197

Artiles, Frank (R)
Frank.artiles@myfloridahouse.gov
850.488.9550

Crisafulli, Steve (R)
Steve.crisafulli@myfloridahouse.gov
850.488.4669

Eisnaugle, Eric (R)
Eric.eisnaugle@myfloridahouse.gov
850.488.9770

Goodson, Tom (R)
Tom.goodson@myfloridahouse.gov
850.488.3006

Jones, Mia L. (D)
Mia.jones@myfloridahouse.gov
850.488.6893

Nuñez, Jeanette M. (R)
Jeanette.nunez@myfloridahouse.gov
850.488.7897

Patronis, Jimmy (R)
Jimmy.patronis@myfloridahouse.gov
850.488.9696

Rouson, Darryl Ervin (D)
Darryl.rouson@myfloridahouse.gov
850.488.0925

Slosberg, Irving (D)
Irving.slosberg@myfloridahouse.gov
850.488.1302

Stafford, Cynthia A. (D)
Cynthia.stafford@myfloridahouse.gov
850.488.0625

Young, Dana D. (R)
Dana.young@myfloridahouse.gov
850.488.2770
Sample Email:

Dear Representative _____:

More than 4.5 million people live in community associations in Florida. These Floridians are protected by the licensure program for community association managers. I understand the Business and Consumer Affairs Committee is considering repealing the community association manager licensure program. I encourage you to **oppose** deregulation of this profession. The licensure program tests competency for

community association managers. It is not a barrier to entry and does not inhibit people from practicing in the profession. The licensure program provides protection of the estimated \$2.5 billion of annual operating funds and the estimated \$2 billion of investment accounts held for long-term maintenance and replacement for community associations in Florida.

Please do not take away the protection of my home and my community. Do not repeal the community association manager licensure program.

Sincerely,

TIP OF THE MONTH

Collections 501

Have you read through your association's governing documents recently? If not, you should.

Recently a case arose out of Fort Myers, Florida- Coral Lakes Community Association, Inc. vs. Busey Bank. Coral Lakes Community Association, Inc. is a Homeowners' Association and is governed by Florida Statute 720.



Essentially, Busey Bank foreclosed on a home in the Coral Lakes community and the association took the necessary steps to collect their 12 months of past due fees as they felt were due to them based on the wording in the statute.

They neglected to read their documents properly, though. Their documents state specifically that a first mortgagee that takes title to a unit due to foreclosure is not liable to the association for any amount. The courts ruled in Busey Bank's favor and the Association lost ALL past due fees.

Take a minute this week to read through your documents. If they release the first mortgage holder of liability, you may want to discuss an amendment with your association's attorney!

SAVE THE DATE

ASW

Alvarez, Sambol & Winthrop, P.A.

Attorneys and Counselors at Law

Board Member Certification Training for Florida's

Community Associations

You're invited!

On July 1, 2010, Florida Statue 718, Section 112 was amended to state that newly elected Board members have two options to qualify for serving on the board and that one of these options must be taken within 90 days of their election or they will be suspended from the Board immediately. The first option is to sign an affidavit certifying they have read and understand the association's governing documents and they agree to uphold them. The second option is to submit a certificate of satisfactory completion of a Division-approved course in Board member education.

We are excited to partner with Alvarez, Sambol & Winthrop, P.A. to provide a FREE Board member Certification course to all Board members who wish to attend. If you are planning on running for the Board, please feel free to come as well. The certificate will work for you too!

Mark your calendars and save the date for Saturday, April 30th, 2011 at 9:00AM! The location will be provided in our next newsletter. See you there!

Directors Choice, LLC is a Naples, Florida based Community Association Management Company working with Condominium and Homeowners' Associations. We provide a full range of financial, management, and consulting services to our clients.

If you feel we can be of service to your Association in any way, please contact us.

Sincerely,

Janet Howard
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239.877.1295 direct
239.791.1076 fax
janeth@directorschoicellc.com
www.directorschoicellc.com

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