

ASSOCI-ANTICS

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LEGAL ADVERTISEMENT

A publication of:
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Down

1. Sometimes restricted by weight
2. The Board can make reasonable rules and regulations governing the use of these (2 words)
4. Contains the names and addresses of the unit owners
5. Blew in and caused damage; Fred's wife
6. Legal term for being annoying
9. The percentage of votes needed for the election to be valid in a condo
10. A _____ on the Board can be filled by the remaining directors
12. Usually must get screened and approved before occupancy

Across

3. Often a prerequisite to litigation
7. These records cannot be inspected
8. This can be filed for non-payment of assessments
11. If allowed in the dec, can be collected in addition to late fees
13. In order to collect insurance this must first be met
14. Must be provided by the developer within ninety days of turnover in a condo; Independent _____.

MIXING BUSINESS & PLEASURE

At Glazer and Associates, P.A. we know how hard it can be to serve on an association Board. This publication attempts to both acknowledge your efforts and remind you that you should still be having some fun where you live. We hope you get a kick out of these brainteasers and maybe learn something along the way. Answers can be found at www.condo-laws.com.

ASSOCIATION WORD SEARCH

T B A B I Y A R V G J B S L M
T N C M E F E G N U T T E Y Z
O K E D E S B I C X P T C E M
V D V M E N T R E V O N R U T
B O N R N E D K F K U E E C F
L U V A E R T M B C S M T G S
Q E D M M R U O E E M S A N A
S G S G R M W O I N N S R I Q
Z E L S E M O T J M T E Y D A
L F Y V Q T N C F D Q S R D R
P W O T K A Y E N G A S E I V
F H U R R I C A N E P A C B Z
I D Y R S W Q U O R U M A I C
H H A F H I L W W F N U L X S
D W W L H A O L J X Q G L C N

HILARIOUS HYPO

Kenny Keystone is a unit owner in Keebler Condo in Kendall. Karl Kapone, the association's President, demands a key to Karl's unit as required by Keebler's declaration. Kenny says, "You have to be kidding. I'm not giving a key to anyone, especially Kapone the condo commando."

Question: Who wins, Kenny or Karl?

Suppose Karl has a prior felony conviction for kidnapping kids from Kentucky, Kansas and Kalamazoo?

Question: Can Karl continue to command the Keebler condo or must he quit controlling the board?

ADJOURNMENT
AMENDMENT
ASSESSMENT
BIDDING
BUDGET
COMMANDO
HURRICANE

MEETING
QUORUM
RECALL
RESERVES
SECRETARY
TURNOVER
WARRANTIES

TRUE OR FALSE

In a HOA, each of the unit owners own an undivided share of the common elements.

In a condominium, the Association owns 100% of the common elements.

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The primary practice of our firm is representation of condominium and homeowner associations in the South Florida area. The firm has represented hundreds of associations since its inception in 1994, regarding all facets of association law. In addition, the firm has litigated and/or arbitrated hundreds of association cases in the state courts as well as before the Division of Florida Land Sales, Condominiums and Mobile Homes, Arbitration Section.

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.

ANSWERS

Down

1. **Pets**
2. **Common elements**
4. **Roster**
5. **Wilma**
6. **nuisance**
9. **Twenty**
10. **Vacancy**
12. **Tenant**

Across

3. **Arbitration**
7. **Medical**
8. **Lien**
11. **Interest**
13. **Deductible**
14. **Audit**

HILARIOUS HYPO

Karl is the winner. Florida arbitration cases have held that the right of access of the association is provided for the protection of all unit owners, and a key may be required for the same because, in the event of an emergency, precious minutes could be lost if the association had to find an owner or neighbor or resort to a locksmith or breaking the door down. .Further, this need is particularly great in cases of plumbing problems. The defense that the owner does not trust persons connected with the association has been repeatedly rejected. . Even claims that the owner keeps national defense secrets unsecured in his unit was rejected in prior arbitration cases.

If Karl was previously convicted of a felony, Karl must quit. Florida Statute 718.112 states: A person who has been convicted of any felony by any court of record in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence is not eligible for board membership.

TRUE OR FALSE

1. **False.** In a Homeowner's Association, the association owns the common elements.
2. **False.** In a condominium, the unit owners each own an undivided share of the common elements.