

# ASSOCI-ANTICS

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LEGAL ADVERTISEMENT

A publication of:  
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## ACROSS

2. itemized annual expenses
4. creates the condominium
5. only way a board member can be removed
6. normally requires 75% of the unit owners to agree
7. \_\_\_\_\_ and late fees can be imposed on delinquent assessments
9. owners have a right to attend and \_\_\_\_\_ at meetings on all agenda items
11. a type of legal action or a group of students
12. an unbudgeted assessment
13. cannot be used to vote for directors

## DOWN

1. a type of element or expense
3. they elect the officers of the association
6. the association has the right of \_\_\_\_\_ into units
8. must be used by the association to obtain insurance (2 words)
10. \_\_\_\_\_ and regulations

# MIXING BUSINESS & PLEASURE

At Glazer and Associates, P.A. we know how difficult 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 our website at [www.condo-laws.com](http://www.condo-laws.com).

## ASSOCIATION WORDSEARCH

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

ARCHITECTURE	LAWSUIT
COMMUNITY	NUISANCE
COVENANTS	REGULATIONS
DEVELOPER	STATUTE
FINES	TOWNHOUSE
FORECLOSURE	ZONING

## HILARIOUS HYPO

Fanatical Freda is a unit owner at Florida Fairways Condominium. Freda thinks that the condo President Fred Frugal failed to fund the Fairways reserve account and used the condo funds to fix his fish tank. Freda also feels that Fred forgave the monthly maintenance payments due from his friend Fran in unit #454 and allowed his cousin Frank Fraud to move in without getting screened. Freda is flustered.

Is Freda entitled to inspect the reserve account records, the condominium ledgers regarding Fran's unit, and Frank's application to the Fairways?

Must Florida Fairways mail Freda the records if Freda agrees to pay for postage and photocopies?

## TRUE OR FALSE

In an HOA, a home owner can be prevented from using the swimming pool and exercise facilities if he is delinquent in the payment of assessments to the association?

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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

## Across

- 2. budget
- 4. declaration
- 5. recall
- 6. amendments
- 7. interest
- 9. speak
- 11. school
- 12. special
- 13. proxy

## Down

- 1. common
- 3. directors
- 6. access
- 8. best efforts
- 10. rules

## HILARIOUS HYPO

Pursuant to Florida Statute 718.111 the reserve account records and even the ledger records regarding Fran's unit, are "official records" that are available for inspection by all unit owners. However, as to Frank's application, this same statute states that the following records shall not be accessible to unit owners:

1. Any record protected by the lawyer-client privilege as described in s. 90.502; and any record protected by the work-product privilege, including any record prepared by an association attorney or prepared at the attorney's express direction; which reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the association, and which was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or which was prepared in anticipation of imminent civil or criminal litigation or imminent adversarial administrative proceedings until the conclusion of the litigation or adversarial administrative proceedings.
2. Information obtained by an association in connection with the approval of the lease, sale, or other transfer of a unit. (Therefore, Frank's application is off limits)
3. Medical records of unit owners.

## **TRUE OR FALSE**

True. Florida Statute 720.305 states:

(2) If the governing documents so provide, an association may suspend, for a reasonable period of time, the rights of a member or a member's tenants, guests, or invitees, or both, to use common areas and facilities and may levy reasonable fines, not to exceed \$100 per violation, against any member or any tenant, guest, or invitee.

However, the same statute also provides that suspension of common-area-use rights shall not impair the right of an owner or tenant of a parcel to have vehicular and pedestrian ingress to and egress from the parcel, including, but not limited to, the right to park.