

ASSOCI-ANTICS

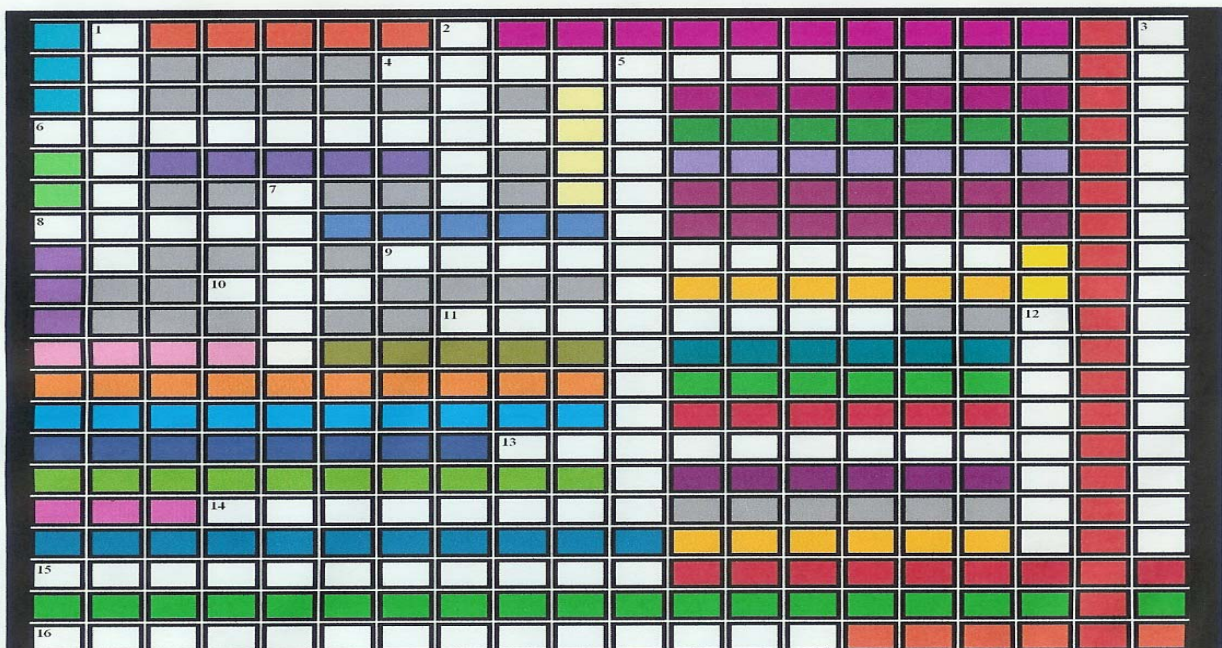
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LEGAL ADVERTISEMENT

A publication of:
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ACROSS

4. When the developer leaves this happens
6. They vote on association matters
8. In person or by _____
9. The Association's Bible
10. Acronym for the licensed manager
11. The proposed condo budget must be mailed _____ days in advance of the budget meeting
13. Number of hours to post notice of a Condo Board meeting
14. Money just in case
15. Must be paid at least quarterly
16. Next in line (use hyphen)

DOWN

1. They run the day to day operations of the association
2. Sufficient # of persons in attendance
3. We need more money (2 words)
5. Unit owners are allowed access to these (2 words)
7. The _____ normally indicate the date of the annual meeting
12. Protecting your windows

ASSOCIATION JUMBLE MIXING BUSINESS & PLEASURE

NTEUMIS	
BMOMASNUD	
RCEEYTSRA	
SSSSSMEATEN	
TIYOMCMUN	
BIRTARNAOTI	

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 our website at www.condo-laws.com.

ASSOCIATION WORDSEARCH

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

HILARIOUS HYPOS

Victoria Vacation is the V.P. at Valley View Condo. Victoria decides to take her fourth vacation of the year, this time going to Venice. While Victoria is on vacation, Peter Provoker, the President of the association, screams and yells that Victoria is now off the Board because she has missed her fourth Board meeting in a row and the by-laws mandate her removal. Is Victoria vacated?

MULTIPLE CHOICE

All of the following records are subject to inspection by unit owners in an H.O.A. and condominium association, except:

- a) Copies of association contracts;
- b) Copies of the association's bank statements;
- c) a roster of all association members;
- d) lease and purchase applications of buyers and renters;
- e) all of the above;
- f) none of the above

TRUE / FALSE

UNIT	FINE	COMMITTEE
ELECTION	CONVERSION	MAINTENANCE
STATUTE	AGENDA	VOTE
VIOLATION	LANDSCAPING	ASSOCIATION
RENTERS	RULES	REGULATIONS

Florida law mandates that all homeowner associations and condominium associations must engage in competitive bidding before hiring the association's employees, attorneys, accountants, community association managers, engineers and landscaping architects.

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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

CROSSWORD

Across

4. Turnover
6. Directors
8. Proxy
9. Declaration
10. CAM
11. fourteen
13. fortyeight
14. reserves
15. assessments
16. Vice-President

Down

1. Officers
2. Quorum
3. SpecialAssessment
5. OfficialRecords
7. Bylaws
12. Shutters

ASSOCIATION JUMBLE

Minutes
Ombudsman
Secretary
Assessments
Community
Arbitration

HILARIOUS HYPOS

Victoria is not vacated. In Schultz v. La Costa Beach Club Resort Condominium Association, Inc. Arbitration Case No. 2003-08-3347, the Arbitrator declared invalid a provision of La Costa's bylaws which stated that a member cannot serve on the Board of Directors if they are more than thirty days delinquent in their maintenance payments. The Arbitrator ruled that the Florida Statutes only allow for removal of a director by way of the recall provisions of Florida Statute 718.111(2)(j). Any bylaw provision which allows directors to be removed by any other means other than recall is invalid.

MULTIPLE CHOICE

d) Lease and purchase applications of buyers and renters are not subject to inspection by owners. Fla. Stat. §§ 718.111(12)(c) and 720.303(4)(c)(2) provides that information obtained by an association in connection with the approval of the lease, sale, or other transfer of a parcel are records that are not accessible to members or parcel owners.

TRUE / FALSE

False. Fla. Stat. §§ 718.3026(2)(a)(1) and 720.3055(2)(a)(1) provide that associations need not engage in competitive bidding before hiring the association's employees, attorneys, accountants, community association managers, engineers and landscaping architects.