



CAI's Florida Legislative Alliance reached out to Florida legislators to declare opposition to SB 580 (HB 711) which will be raised for consideration on Wednesday, April 17, 2013 at 2:30 pm. This objection is based on proposed Sections 468.436(2)7 and 720.303(13) which, if adopted, will require HOAs to submit mandatory annual reports and will further unfairly impose unreasonable and burdensome penalties against Licensed Community Association Managers ("LCAMS") if the reports are not filed, even if they have no way to control that obligation.

Unlike condominiums, HOAs are not statutorily grounded; therefore there is no valid legislative purpose in obligating HOAs to disclose the information which is required by these proposed amendments (e.g. FEIN number, the mailing and physical address, the number of parcels, and the total amount of revenues and expenses from the annual budget of the association). Ironically, while there is no state benefit, this reporting obligation opens all mandated data to anyone who wishes to review the same, not to just the impacted HOA members. This burdensome regulation will strangle community association operations and management.

Based on these findings within the proposed legislation, CAI's Florida Legislative Alliance strongly opposes these bills and is working to prevent them from being passed out of committee as drafted.

Please support the opposition by contacting the members of the Senate Rules Committee asking them to oppose SB 580 as it is unreasonable and burdensome on community associations and their licensed community association managers.

Please cut and paste the email below and send it to the following Senators of the Rules Committee. Note: email addresses are written as (LastName.FirstName.web@flsenate.gov)

benacquisto.lizabeth.web@flsenate.gov

portilla.miguel.web@flsenate.gov

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Dear Senator:

I am writing to ask you to oppose SB 580. I object to this legislation primarily because of Sections 468.436(2) and 720.303(13) which, if adopted, will require homeowner associations (HOAs) to submit mandatory annual reports and will further unfairly impose unreasonable and burdensome penalties against Licensed Community Association Managers ("LCAMS") if the reports are not filed, even if they have no way to control that obligation.

Unlike condominiums, HOAs are not statutorily grounded; therefore there is no valid legislative purpose in obligating HOAs to disclose the information which is required by these proposed amendments (e.g. FEIN number, the mailing and physical address, the number of parcels, and the total amount of revenues and expenses from the annual budget of the association). Ironically, while there is no state benefit, this reporting obligation opens all mandated data to anyone who wishes to review the same, not to just the impacted HOA members.

This burdensome regulation will strangle community association operations and management. Please oppose SB 580.

Sincerely,

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