



March 23, 2016



COMMUNITY ADVOCACY NETWORK

Community Advocacy Network Alert



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On Friday, March 11, 2016 at 6:45 p.m., the ceremonial handkerchief dropped in the Capital signifying Sine Die, the official closing of the 2016 Legislative Session. The "hankie drop" ceremony began in the 1920s when our State Representatives were in one wing of the Capitol and the Senators were in the other wing. The presiding officers couldn't see each other so the Sergeants would stand in the middle and drop a handkerchief the moment the Senators and Representatives agreed to end the session. The first version of "drop the mic"!

KATZMAN
—
GARFINKEL
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Gov. Rick Scott watches as the House Sergeant-at Arms, Russell Hosford and Senate Sergeant-at Arms, Timothy Hay, drop their handkerchiefs during the Sine Die ceremony on Friday, March 11, 2016 in Tallahassee

The Governor and House and Senate Sergeant-at Arms, drop their handkerchiefs signifying the end of the 2016 Legislative Session.

This year was an extremely successful year stopping bad community association legislation in its tracks. Unlike last year, when a premature ending helped our cause; this year it was our hard work and grit that paid off for the millions of homeowners living in HOA's, Condo's and all communities. **There were intensely fought battles, but we won!!** Along with our partners and your help, we successfully KILLED the following bad bills:

(1) HB 203/ SB 722 (the estoppel bill): This bill made it much more costly to live in any community association. CAN's Petition, brought attention to this bill and was adopted by the Community Association Institute (CAI National) FL Legislative Alliance.

HB 203 passed, but with our association friendly Amendments. The Amendments removed the "home tax" and "pay at closing" language that unfairly shifted the \$\$\$ of failed home purchase onto community associations. - **Amended**

(2) SB 1122: A bill making individual Managers or Management Companies or Board's of Directors directly responsible for \$500 per day

late fees without protection. **-Killed**

(3) **HB 1357:** This bill placed horrendous restrictions how associations could recover past due assessments. **-Killed**

(4) **HB 1405:** Remember the website bill? If this bill passed, astronomical fines (up to 1/2 Million Dollars) to associations for website security breaches. **-Killed**

But that's not all. Up until the final hours of this Session, there were desperate and feverish special interest attempts to add more bad association Amendments. That's where the hard work and teamwork from all our partners delivered. The Calvary arrived and held the special interests at bay! Special appreciation to CEOMC lobbyist **Mark Anderson, Roger Kesselbach**, President SCCA who provided sufficient firepower through their excellent legislative relationships patiently explaining to our elected officials about the negative financial impacts the late filed amendments would have on our communities.

We at CAN want to thank our elected officials who take months away from their families and devote themselves to the legislative process each year ensuring Florida is the best place we could ever call home.

Thank you for supporting us through this process.

Yours in Community,

**Alan Garfinkel, Esq.
Katzman Garfinkel, Founding Partner
Community Advocacy Network (CAN),
Chairman**

The Community Advocacy Network (CAN) is Florida's leading voice for the interests of 60,000 community associations statewide, leading the fight against over-regulation of private residential communities by state and local governments. Each year since its inception in 2007, CAN spearheads important State legislative reforms designed to protect and enhance Florida Community association living.

CAN continues to foster financial stability and operational integrity to all common-interest ownership communities statewide.

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