

FLORIDA COMMUNITY ASSOCIATION 2020 LEGISLATIVE GUIDE

CALL POWERED BY
Becker
Becker & Pollakoff
COMMUNITY ASSOCIATION
LEADERSHIP LOBBY

A LETTER FROM THE EXECUTIVE DIRECTOR OF CALL

Dear CALL Members:

Our 2020 Legislative Guidebook is designed to help your volunteer board and management professionals understand and implement the new laws which impact community associations each year. Given the significant percentage of Florida's population which resides in shared ownership communities, we are virtually guaranteed to have numerous association bills sponsored each year with some of those proposals becoming new laws.

Florida's 2020 Legislative Session produced the long-awaited criminalization of fraudulent emotional support animal requests. As of July 1st, people who submit fraudulent documentation to support their request for a service animal or an emotional support animal (ESA) in a Florida community or who otherwise hold themselves out as being physically or mentally disabled when they are not, risk being imprisoned, fined and/or ordered to perform community service. Already we are seeing an encouraging trend that when associations use experienced counsel to engage in a meaningful dialogue with the requesting party, insufficient documentation becomes more apparent and dubious requests are often withdrawn.

There are also new legal protections for condominium, cooperative and HOA residents to park a law enforcement vehicle in their communities as well as new rights for HOA residents to use fireworks on the 4th of July, Christmas Eve, New Year's Eve and New Year's Day regardless of any HOA restrictions to the contrary.

One of the newly passed laws declares void and unenforceable all "discriminatory restrictions" (e.g. those based on race, color, national origin, religion, gender, or physical disability) contained in any recorded title transaction. Some older association documents may contain pernicious, decades-old discriminatory use restrictions that can now easily be removed by an amendment approved by a majority vote of the board of directors. With our 6-month hurricane season in Florida, the new law which amends Section 631.57 of the Florida Statutes to increase the amount of coverage for property insurance claims by a condominium, cooperative or homeowners' association under the Florida Insurance Guaranty Association (FIGA) from \$100,000 to \$200,000 multiplied by the number of units is a positive change.



*Donna DiMaggio Berger,
Founder & Executive Director*

Lastly, associations operating “55 and Over” communities will welcome the news that a new law deletes the prior registration requirements (a letter to the Florida Commission on Human Relations once every two years, with a fine of up to \$500 if they failed to do so) for these communities and eliminates related forms, fees, and fines.

While many of the foregoing new laws are helpful, the community association legislation passed during Florida’s 2020 Legislative Session unfortunately could not address the unprecedented challenges presented by the COVID-19 pandemic as the Session ended right when the health crisis erupted. Volunteer boards who had never grappled with a pandemic before made impactful decisions to close certain amenities, restrict the flow of visitors into the community and marshaled the resources needed to heighten sanitization and implement other safety measures needed to protect their residents. All of this was done at times in the face of vocal resident opposition and a lack of clarity and support from government officials.

It is CALL’s mission, however, to ensure that the crop of 2021 association bills will incorporate some of the lessons we’ve learned from the COVID-19 crisis and provide new tools to assist volunteer boards in the coming years. In the interim, there are steps your community can take by amending your governing documents and implementing necessary policies and protocols to provide you with greater flexibility and a wider range of options when you are inevitably confronted with the next challenge life brings your way.

Wishing you all continued health and happiness.

A handwritten signature in black ink, appearing to read "Donna DiMaggio Berger". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Donna DiMaggio Berger, Founder & Executive Director
Community Association Leadership Lobby

COMMUNITY ASSOCIATION BILLS THAT PASSED

(The last bill was signed into law in September)

SENATE BILL 476 – LAW ENFORCEMENT VEHICLES

Sponsors:

Senator Ed Hooper (R – Dist. 16 Pasco, Pinellas)

Law of Florida Cite:

2020-5, Laws of Florida

Effective Date:

February 21, 2020

Sections Amended:

718.129, F.S.; 719.131, F.S.; 720.318, F.S.

Extra Notation:

Applies to condominiums, cooperatives and homeowners' associations by amending Sections 718.129, 719.131, and 720.318, Florida Statutes, to allow an owner, tenant, or guest to park his or her assigned law enforcement vehicle in an area where the owner, tenant, or guest may otherwise park. If your governing documents restrict commercial vehicles, that restriction may not be applied to the parking of a law enforcement vehicle. Rather, the law enforcement vehicle must be treated as the owner's, tenant's, or guest's personal vehicle.

SENATE BILL 1084 – EMOTIONAL SUPPORT ANIMALS

Sponsors:

Senator Manny Diaz, Jr. (R – Dist. 36 Miami-Dade); (CO-INTRODUCER) Senator Bill Montford (D – Dist. 3; Calhoun, Franklin, Gadsden, Gulf, Hamilton, Jefferson, Leon, Liberty, Madison, Taylor, Wakulla)

Law of Florida Cite:

2020-76, Laws of Florida

Effective Date:

July 1, 2020

Sections Amended:

413.08, F.S.; 419.001, F.S.; 456.072, F.S.; 760.22, F.S.; 760.23, F.S.; 760.24, F.S.; 760.25, F.S.; 760.27, F.S.; 760.29, F.S.; 760.31, F.S.; 817.265, F.S.

Extra Notation:

Applies to condominium, cooperatives and homeowners' association. The new law allows a housing provider, such as a community association, to request certain written documentation prepared by a health care practitioner in a format prescribed in rule by the Department of Health. The practitioner or provider of the supporting information must have personal knowledge of the person's disability and must be acting within the scope of his or her practice. If a person falsifies information or written documentation or knowingly provides fraudulent information to obtain an emotional support animal, they can be charged with a misdemeanor of the second degree.

HOUSE BILL 469 – SUBSCRIBING WITNESSES FOR LEASES

Sponsors:

Wyman Duggan (R- Dist. 15; Jacksonville)

Law of Florida Cite:

2020-102, Laws of Florida

Effective Date:

July 1, 2020

Sections Amended:

689.01, F.S.

Extra Notation:

The new law provides that witnesses are no longer required for a lease of real property or any instrument pertaining to a lease of real property by amending Section 689.01, Florida Statutes, to eliminate the requirement that two subscribing witnesses be present when the lessor, or lessor's lawfully authorized agent, signs a lease with a term of more than one year.

SENATE BILL 1362 – RENTAL AGREEMENTS UPON FORECLOSURE

Sponsors:

Jose Javier Rodriguez (D- Dist. 37; Miami-Dade)

Law of Florida Cite:

2020-99, Laws of Florida

Effective Date:

July 1, 2020, except as otherwise expressly provided.

Sections Amended:

Repeals 83.561, F.S.; Creates 83.5615, F.S.

Extra Notation:

The law was enacted as of July 1, 2020, but the provisions only take effect upon the repeal of the federal Protecting Tenants at Foreclosure Act (PTFA). This amendment is intended to clarify the preemption of Section 83.561 by repealing that law and enacting Section 83.5615, which similar to the federal PTFA, requires that a tenant receive 90 day notice to vacate in the case of any foreclosure on a federally-related mortgage loan. Now under the state law, the immediate successor in interest at foreclosure must: (a) provide bona fide tenants with 90 days' notice prior to eviction; and, (b) allow bona fide tenants with leases to occupy property until the end of the lease term, except the lease can be terminated on 90 days' notice if the unit is sold to a purchaser who will occupy the property.

SENATE BILL 140—FIREWORKS/HOA RULES

Sponsors:

Travis Hutson (R- Dist. 7; Flagler, St. Johns County); (CO-INTRODUCER) Rob Bradley (R- Dist. 5; Baker, Bradford, Clay, Columbia, Dixie, Gilchrist, Lafayette, Levy, Marion, Suwannee, Union)

Law of Florida Cite:

2020-11, Laws of Florida

Effective Date:

April 8, 2020

Sections Amended:

Creates 791.08, F.S.

Extra Notation:

Creates Section 791.08, Florida Statutes, which prohibits a homeowners' association from promulgating rules that abrogate a homeowner's right to use fireworks on Independence Day, July 4; New Year's Eve, December 31; and New Year's Day, January 1. The law does not supersede any prohibition against the use of fireworks contained within a recorded declaration, but an HOA board may not promulgate rules that prohibit a homeowner's right to use fireworks during one of the three designated holidays.

SENATE BILL 374 – HOUSING DISCRIMINATION

Sponsors:

Darryl Rouson (D – Dist. 19; Hillsborough, Pinellas)

Law of Florida Cite:

2020-164, Laws of Florida

Effective Date:

September 4, 2020

Sections Amended:

712.05, F.S.; 760.07, F.S.; 760.34, F.S.; 760.35, F.S.

Extra Notation:

Creates Section 712.05, Florida Statutes, which declares void and unenforceable all “discriminatory restrictions” contained in any recorded title transaction. Defines a “discriminatory restriction” as a provision which restricts the ownership, occupancy, or use of any real property by any natural person on the basis of a characteristic that has been held, or is held after the effective date of the act, by the United States Supreme Court or the Florida Supreme Court to be protected against discrimination under the Fourteenth Amendment to the United States Constitution or under Section 2, Art. I of the State Constitution, including race, color, national origin, religion, gender, or physical disability. Upon request of a parcel owner, a discriminatory restriction appearing in a covenant or restriction affecting the parcel may be removed from the covenant or restriction by an amendment approved by a majority vote of the board of directors of the respective property owners' association or an owners' association in which all owners may voluntarily join, notwithstanding any other requirements for approval of an amendment of the covenant or restriction. Amends Section 760.34, Florida Statutes, to allow a person alleging housing discrimination to file a civil action under the Florida Fair Housing Act (“FFHA”) without first having to “exhaust” his or her administrative remedies (i.e. filing and waiting for the resolution of a housing discrimination complaint with the Florida Commission on Human Relations).

HOUSE BILL 529 – INSURANCE GUARANTY

Sponsors:

Jennifer Webb (D- Dist. 69; Pinellas); Byron Donalds (R – Dist. 80; Hendry, Collier) ; (CO-INTRO-DUCERS) Richard Stark (D – Dist. 104; Broward); Cyndi Stevenson (R – Dist. 17; St. John)

Law of Florida Cite:

2020-155, Laws of Florida

Effective Date:

July 1, 2020

Sections Amended:

631.57, F.S.

Extra Notation:

Amends Section 631.57, Florida Statutes, to increase the amount of coverage for property insurance claims by a condominium, cooperative or homeowners' association under the Florida Insurance Guaranty Association (FIGA) from \$100,000 to \$200,000 multiplied by the number of units.

HOUSE BILL 255 – FLORIDA COMMISSION ON HUMAN RELATIONS

Sponsors:

Bruce Antone (D- Dist. 46; Orange); (CO-INTRO-DUCERS) Tracie Davis (D-Dist. 13; Duval)

Law of Florida Cite:

2020-153, Laws of Florida

Effective Date:

July 1, 2020

Sections Amended:

760.03, F.S.; 760.065, F.S.; 760.11, F.S.; 760.29, F.S.; 760.31, F.S.; 760.60, F.S.; 112.31895, F.S.

Extra Notation:

The bill amends several statutes pertaining to the Florida Commission on Human Relations ("FCHR") which administers Florida's civil rights and fair housing laws and among other things is empowered to investigate and hold hearings concerning complaints of discrimination. Most significantly to associations operating as 55+ communities, the amendment to Section 760.29, Florida Statutes, deletes the registration requirements for claiming the "Housing for Older Persons" exemption and eliminates related forms, fees, and fines. Under what is known as the 80/20 Rule, the State allows communities an exemption from the Fair Housing Act if certain criteria is met including: (1) that at least 80% of the units must be occupied by at least one resident over the age of 55; (2) the community publish and adhere to policies and procedures demonstrating an intent to provide housing for persons 55 years of age or older; and (3) the association engage in appropriate age verification procedures that includes a community census from time to time. While the prior version of the law also required associations to submit a registration letter to the FCHR once every two years, with a fine of up to \$500 for failing to do so, the amendment removes this obligation.

SENATE BILL 838 – BUSINESS ORGANIZATION

Sponsors:

Senator David Simmons

Law of Florida Cite:

2020-32, Laws of Florida

Effective Date:

June 18, 2020

Sections Amended:

617.0825, and other provisions in Chapter 605, 607, and 617, F.S.

Extra Notation:

The bill amends s. 617.0825, F.S. regarding committees and appears to distinguish between “Board committees” and “advisory committees”. Provides that the board may create an executive committee and one or more other committees of the board. The majority of the person on such committees must be directors, except that a board committee may be composed of less than a majority of directors or entirely of non-directors if the committee is created by the board or is otherwise authorized by the articles of incorporation or bylaws or if the committee relates to the election, nomination, qualification, or credentials of directors or is involved in the process of electing directors. There is an exception to the extent provided by the board in a resolution or in the articles of incorporation or bylaws, each such committee shall have and may exercise powers and authority of the board, except that no such committee shall have the power or authority to approve or recommend to members actions or proposals required by chapter 617 to be approved by members, fill vacancies on the board or any committee thereof, adopt, amend, or repeal the bylaws. Unless the articles of incorporation or bylaws provide otherwise, the provisions of ss. 617.0820, 617.0822, 617.0823, and 617.0824, which govern meetings, notice and waiver of

notice, and quorum and voting requirements of the board of directors, apply to committees and their members as well. Each committee must have two or more members who serve at the pleasure of the board, and the board may designate alternate members. A committee member who is not a director has the same responsibility and fiduciary duties, and the same liability protections, as committee member who is a director. A corporation may create or authorize the creation of one or more advisory committees with any number of persons on the committee being non-directors. An advisory committee is not a committee of the board of directors and may not act on behalf of or exercise any of the powers or authority of the board or bind the corporation to any action, but may make recommendations to the board of directors, to the officers, or to the members.

IS IT TIME TO AMEND YOUR DOCUMENTS?

As the saying goes, change is the only constant in life. This fact applies equally to boards of directors of community associations who are tasked with operating their communities consistently with existing governing documents, even if those documents no longer fit the needs of the community or no longer comply with existing laws.

You should occasionally review your documents to ensure that they are consistent with both the existing scheme and vision of the community and the laws which apply to the community.

The general question of whether Governing Documents should be amended has no correct answer. Instead the board's investigation should consider many factors, including the following:

1. The age of the Governing Documents. For instance, how many laws have been amended since the documents were created?
2. The existing scheme of the community. For instance, do most owners now have small children; what is the existing mix between owner occupants and investor owners?
3. The operation of the association. For instance, should there be more or less board members, does the quorum requirement need to change?
4. Do your Governing Documents have so many amendments that owners are confused as to what is the correct text?

Now is a perfect time to review and make appropriate changes, if necessary, and to get in front of some of the proposed legislative changes which did not pass this year but will come up again in the near future.

Please use our [**"General Amendment Checklist"**](#) to assist you in this endeavor. We suggest that you consult with your association's attorney to identify key provisions in your Declaration, Bylaws, Articles of Incorporation, and/or Rules and Regulations that should be removed or amended to reflect the current law and present needs of your association.

As always, Becker would be happy to work with your board to ensure that your governing documents are not only comprehensive and up-to-date but also ahead of the game on the issues that matter most to your community.

CHAMBERS

AND PARTNERS

We are proud to announce that our Construction Law & Litigation practice received a Band I ranking from the 2020 Chambers USA Guide, one of the legal profession's most prestigious rankings directories.

While we are honored to be one of the four Florida-headquartered firms ranked in the preeminent Band I position, we are most proud of the work we do every day on behalf of our clients.

Fearlessly Moving You Forward.

BAND 1

Becker & Poliakoff P.A.

Carlton Fields
Moye, O'Brien, Pickert & Dillon, LLP
Peckar & Abramson, P.C.

BAND 2

Nelson Mullins Broad and Cassel LLP
Siegfried, Rivera, Hyman, Lerner, De La Torre, Mars & Sobel, P.A.

BAND 3

Ferencik, Libanoff, Brandt, Bustamante & Williams
GrayRobinson, PA
Greenberg Traurig, PA
Holland & Knight LLP
Mills Paskert Divers PA
Shutts & Bowen LLP
Vezina Lawrence & Piscitelli

BAND 4

Akerman LLP
Carey, O'Malley, Whitaker & Mueller PA
Ciklin Lubitz & O'Connell
Daniels, Rodriguez, Berkeley, Daniels & Cruz
Foley & Lardner LLP
Hill Ward Henderson
Kirwin Norris
Phelps Dunbar LLP
Smith, Currie & Hancock LLP
Trenam
Wright, Fulford, Moorhead and Brown P.A.

IS IT TIME TO AMEND YOUR DOCUMENTS?

GENERAL AMENDMENT CHECKLIST

General Provisions and Definitions

- ☐ Does your Declaration define important words and phrases such as “short-term rental,” “guest,” and “single-family residence”?
- ☐ Should your amendment process/procedure be amended to make it easier to pass proposed changes?

Association Maintenance Responsibility and Owner Maintenance Responsibility

- ☐ Does the current Declaration clearly define the maintenance responsibilities of the association and owners for such things as landscaping, shared walls, or other shared amenities?
- ☐ Does your Declaration contain an “incidental damages” clause?
- ☐ Does your Declaration allow for self-help procedures for abandoned or vacant properties?

Collections and Assessments

- ☐ Does your Declaration contain language which automatically incorporates statutory changes to Chapter 720 (HOA) or Chapter 718 (Condo) (“Kaufman Language”)?
- ☐ Does your Declaration allow you to charge the highest allowable interest rate and/or late fees when an owner becomes delinquent?
- ☐ Does your Declaration entitle you to pre-suit attorney fees and costs for collections enforcement?

General Use Restrictions

- ☐ Do your Governing Documents limit the type and amount of animals allowed to occupy a unit or household?
- ☐ Do your Governing Documents prohibit smoking while on association property?
- ☐ Do your Governing Documents regulate where and what type of landscaping is allowed on lots?
- ☐ Are your Governing Document references to clotheslines, occupancy, car charging stations, and antennae consistent with current law?

Bylaws and Other Governing Document Amendments

- ☐ Should the date and time of the annual meeting be amended to reflect updated preferences and practices regarding the same?
- ☐ Should the number of director positions be amended?
- ☐ Should the quorum threshold be lowered to make it attainable based on current owner participation?

Board and Member Meetings & Official Records Requests

- ☐ Has your board adopted rules governing the frequency, duration, and other manner of member statements during board and member meetings?
- ☐ Has your board adopted rules governing the frequency, time, location, notice, records to be inspected, and manner of inspections for official records requests?

Insurance Damage Claim?

We've got you covered.

Your insurance company has a team of attorneys and adjusters on their side.
You should have your own professionals on yours.



We are the one and only public adjusting company that exclusively serves **community associations** throughout Florida. We know your business.

- On-Site Analysis
- Policy Review
- Damage Documentation
- Loss Estimate
- Negotiation and Settlement with Insurance Company

We don't get paid until you do.

Every community association will experience a significant property damage claim at some point during its lifespan. In addition to windstorms, fires and floods there are the everyday water leaks with which volunteer boards and managers must contend. While it is reasonable to believe that after years of dutifully paying your insurance premiums your damage claims will be paid quickly and in full, the reality is often quite different.

Time-strapped volunteer board members and managers are at a significant disadvantage while trying to shepherd an insurance claim on their own. And the insurance company's adjuster is not there to help you maximize your claim-in fact, it is the opposite. The insurance company's adjuster is there to minimize or even deny your claim if possible. Our team intimately knows your business and will fight hard to maximize your insurance payout.

844.394.2518
associationadjusting.com

ASSOCIATION  **ADJUSTING**
powered by Becker & Poliakoff

Schedule Your Free Consultation Today!

CALLING ALL BOARD MEMBERS AND COMMUNITY MANAGERS



As a service to the community and industry, we are pleased to offer some of our most popular classes online! While our in-person classes remain suspended until further notice due to COVID-19, we are thrilled to bring you the following classes to take from the comfort of your own home.

www.beckerlawyers.com/classes

CURRENT & UPCOMING CLASSES

HOA/Condo Board Member Certification
Disaster Preparedness and Recovery
Anatomy of a Water Leak
Understanding Our Bylaws
Is a "No Pet" Building a Thing of the Past?
How to Properly Run an Election
Budgeting & Reserves
Covering Your Assets: How to Avoid Board Member Liability
Collection and Foreclosure Strategies for Community Associations
Dealing with Difficult People
Construction Projects Gone Wild

WE DID THE MATH.

Becker has the largest, dedicated team of Board Certified attorneys in Condominium and Planned Development Law among any firm in the state.



beckerlawyers.com

[JOSEPH E. ADAMS](#)

FT. MYERS | NAPLES

[JOANN NESTA BURNETT](#)

FT. LAUDERDALE

[DONNA DIMAGGIO BERGER](#)

FT. LAUDERDALE

[JAMES ROBERT CAVES III](#)

FT. MYERS

[JANE L. CORNETT](#)

STUART

[ROSA M. DE LA CAMARA](#)

MIAMI

[KENNETH S. DIREKTOR](#)

FT. LAUDERDALE

[JENNIFER BALES DRAKE](#)

FT. LAUDERDALE

[KEVIN L. EDWARDS](#)

SARASOTA

[LILLIANA M. FARINAS-SABOGAL](#)

MIAMI

[MARK D. FRIEDMAN](#)

WEST PALM BEACH

[YELINE GOIN](#)

ORLANDO | TALLAHASSEE

[MICHAEL C. GÓNGORA](#)

MIAMI

[JENNIFER HORAN](#)

NAPLES

[ELIZABETH A. LANHAM-PATRIE](#)

ORLANDO

[K. JOY MATTINGLY](#)

FT. LAUDERDALE

[STEVEN H. MEZER](#)

TAMPA | SARASOTA

[DAVID G. MULLER](#)

NAPLES | SARASOTA

[HOWARD J. PERL](#)

FT. LAUDERDALE

[MARTY PLATTS](#)

WEST PALM BEACH

[JAY ROBERTS](#)

FT. WALTON BEACH

[DAVID H. ROGEL](#)

MIAMI

[ROBERT RUBINSTEIN](#)

WEST PALM BEACH

[ROBYN M. SEVERS](#)

ST. AUGUSTINE | ORLANDO

[ROBERT L. TAYLOR](#)

ORLANDO

HAND IN HAND

SERVICES THAT COMPLIMENT OUR COMMUNITY ASSOCIATION CORE PRACTICE

We wrote the law relating to common ownership housing. These additional services stem directly from 45+ years of representation and innovation.

REAL ESTATE

Real Estate law has been a core practice for Becker since its founding in 1973. The firm has helped shape the local landscape through representation of developers of multi-family and single-family residential communities; business and property owners; and financial institutions. We have represented clients in the successful acquisition, financing, development, and sale of all types of unimproved land and improved properties for residential and commercial use.

CONSTRUCTION LAW & LITIGATION

The firm has handled numerous and varied construction-related cases, many of which have involved complex issues with a multitude of defendants and scores of construction defects. Our attorneys represent clients in both transactions and disputes ranging from single- and multi-family dwellings to large commercial buildings, planned unit developments, multi-use retail, industrial, and governmental projects.

TITLE SERVICES

The firm operates Becker Title to assist clients with residential real estate closings, title and escrow services. Becker Title has offices throughout Florida and is backed by a team of attorneys who have handled thousands of successful real estate closings.

BUSINESS LITIGATION

The firm's Litigation Practice is dedicated to providing strategic, innovative, and aggressive representation for our clients in all litigation matters. Becker's reputation as a pioneer and leader in community association law is well-known throughout the legal community. There is almost no issue our attorneys have not dealt with before – everything from civil and criminal cases to foreclosure and complex contractual matters.

GOVERNMENT LAW & LOBBYING

Our dedicated Community Association Leadership Lobby (CALL) is a statewide advocacy group that represents the interests of our over 4,000 community association clients. We help draft legislation and work closely with legislators and members of the executive branch to improve the laws that impact community associations in Florida. Additionally we represent condo clients in negotiations with various developers, municipalities, and utilities on zoning issues, easements, and settlements.



BeckerBALLOT.com

formerly BPBALLOT

BPBALLOT, the original electronic voting software, is now **BeckerBALLOT**, a joint partnership between Becker & Poliakoff and SHYFT digital. We offer an easy-to-use, secure, electronic voting solution for community associations across the state of Florida and beyond! It's the same great software - only better!

Our state-of-the-art technology platform allows your association to easily and seamlessly facilitate and increase member participation in important association votes. AND, if your association signs up for annual unlimited voting, you also get the benefit of our built-in survey tool.

Why use
BeckerBALLOT.com

Contact us today! 877.338.1110



Increase membership participation and significantly reduce the labor involved in tallying paper votes.



Members can cast their votes from the convenience of their home, office or anywhere they have access to an internet connection.



Admins can tally votes electronically, making the process faster, more accurate and less prone to human error.



Eliminate typical errors and judgment calls associated with manual paper votes.



Easily solicit opinions using our survey tool to make informed decisions for your association membership.

BENEFITS

Saves time

Ensures integrity of voting process

Quick and accurate results

Convenient and affordable

Florida is among a growing list of states that allows community association members to cast their votes online.

Join BeckerBALLOT.com today and take the first step towards streamlining your voting sessions.

BeckerBALLOT.com

FREQUENTLY ASKED QUESTIONS

How much does BeckerBALLOT.com cost?

Becker Clients:

One-time vote: \$350

Unlimited votes with survey tool included: \$700 (annual subscription)

Non-Becker Clients:

One-time vote: \$750

Unlimited votes with survey tool included: \$1080 (annual subscription)

If I choose to pay for a yearly subscription for unlimited voting, how does the survey tool work?

You can use our e-voting system to survey your association members without the need to conduct a formal vote. Create questionnaires and surveys, circulate by email and gather feedback in real time. Results are tabulated and reports generated, providing you with insight to make informed decisions for your association membership.

Are there any legal requirements that I need to be aware of if I move my association to electronic voting?

Yes, in Florida the shared ownership statutes require that the board of directors first pass a statutorily-compliant Board Resolution Authorizing Electronic Voting and obtain written consent from the owners wishing to utilize online voting. The voting platform must also comply with a number of other requirements to ensure voter access and voter anonymity for election votes. It is strongly recommended that you speak with your lawyer to ensure that the proper initial legal steps have been taken whenever you decide to offer online voting as a voting option in your community.

What is the opt in/ opt out process for members?

Voters who consent to online voting can revoke their consent at any time. In addition, boards may want to offer online voting as a voting option for some types of membership votes and not others. Using online voting for one membership vote does not mean that the community has to offer online voting for every vote unless that is desired.

Can we integrate our electronic voting with our website?

Of course. Rather than sending your members to the BeckerBALLOT.com website to cast their votes, a direct link to vote can be placed on your association website.

What if someone casts a vote and then leaves the association and someone else comes in mid-vote?

Homes are often sold during a membership vote. When there is a change in ownership mid-vote, an online vote is handled in the same manner as a paper vote. The vote of the prior owner is voided and the new owner is given the option to vote before the voting process ends.

What if some of my members want to vote by paper?

Florida law requires associations to permit owners who wish to cast a manual paper vote to do so. Those paper votes will then be integrated with the online votes to create a final vote tally.

Contact us today! 877.338.1110

BeckerBALLOT.com



MyCommunitySite.com is a website solution and document management system for condo associations, homeowners associations and community association managers.

Wondering if this solution is right for you and your community?
The information below should help you make your decision!



MyCommunitySite.com
BROUGHT TO YOU BY **Becker**
Becker & Poliakoff

833-223-2537

- ✓ **Store and retrieve important (Florida law compliant) member documents**
- ✓ **Easy-to-use website**
- ✓ **No technical knowledge necessary**
- ✓ **Secure hosting**
- ✓ **Cost-effective solution that won't break the bank**

We offer all of the above features, and more! MyCommunitySite.com provides you with the ability to upload association documentation, financial reports, schedules and events, meeting notices and agendas, and the ability to request an estoppel certificate and more.

Why will you love working with us?

Because we offer you unlimited support, secure hosting, no additional development costs and an intuitive backend interface that anyone can use! Our designs are responsive and cutting-edge, and we offer automatic technology upgrades as we continue to enhance and build out the site's features and functionality.

(continued)

HOW MUCH DOES IT COST?

We offer three payment options for your convenience:

- \$50/month standard services
- \$85/month managed services

10% discount off either option if you pay for the year.

CAN I DEMO THE SYSTEM?

YES! All you need to do is go to: Demosite.mycommunitysite.app

If you would like to review the admin interface where you can make updates to the site, add documents, events and pages, please login using the following credentials:

Username: demouser@mycommunitysite.com
Password: DemoUser!23

HOW SECURE WILL MY DOCUMENTS AND WEBSITE BE?

We use industry standard encryption (SSL) for your site and your documents. Your data is secure and we never share your information.

WHO OWNS THE DOMAIN NAME?

You do! When you register for the service, you'll be able to create a free subdomain for your site (example: yourassociationname.mycommunitysite.com). This can be used for your public site. If you prefer, you can use a domain name you already own or register a new domain name. Just contact us and we'll be happy to help you point that domain to your new site.

WILL WE HAVE ACCESS TO NEW FEATURES WHEN YOU ROLL THEM OUT?

Yes, we have a planned roadmap of new features over the next 12 months. As a subscriber you'll automatically be notified when they are made live and available for you to use.

DO YOU SUPPORT ALL HOAS AND CONDOMINIUMS?

YES! Even if you have fewer than 150 units, MyCommunitySite.com is still a great solution for your community!

DO YOU OFFER AN ELECTRONIC VOTING SYSTEM?

YES, one of our sister products is BeckerBALLOT - The original electronic voting software. You can read more about it at www.beckerballot.com.

WHAT IF I HAVE QUESTIONS OR NEED HELP AFTER I SIGN UP?

You can contact us at anytime - we are here to help!

**FOLLOW US ON SOCIAL
MEDIA FOR THE LATEST
GIVEAWAYS, UPDATES,
AND COMPANY NEWS!**



Scan me

Use your iPhone's camera or favorite QR code reader app and scan here to view links to our social pages and our website!

833-223-2537

info@mycommunitysite.com