



## **CALL ALERT FOR JUNE 2, 2010—GOVERNOR CRIST TAKES ACTION ON NUMEROUS BILLS AFFECTING COMMUNITY ASSOCIATIONS, INCLUDING SB 1196**

CALL is pleased to report that SB 1196, the comprehensive community association bill, was signed yesterday evening by Governor Crist as time was winding down for him to act on the bill. The effective date of the bill is July 1, 2010. Overall, SB 1196 is very beneficial for community associations as it provides needed revisions to the law, including providing additional remedies to condominium associations, homeowners associations and cooperatives in collecting delinquent accounts. CALL assisted in drafting portions of SB 1196 and our CALL team spent much of the Legislative Session in Tallahassee pushing the bill through each committee stop and suggesting positive amendments to make the bill better. We are also especially proud and grateful to the thousands of CALL members who contacted their elected officials to express their support for the bill.

Additionally, Governor Crist has signed into law several other bills which will also impact community associations. These bills include:

- HB 663, Relating to Building Safety (Approved on 6/1/10)
- HB 713, Relating to Department of Business and Professional Regulation (Approved on 5/26/10)
- HB 1035, Relating to Elevator Safety (Approved on 5/26/10)
- HB 1411, Relating to Timeshare Foreclosures (Approved on 5/27/10)

The effective date for each of these bills is July 1, 2010, except for HB 1411. The effective date for HB 1411 is May 27, 2010.

Governor Crist also vetoed several bills yesterday that CALL was tracking. SB 1964, relating to design professionals, and SB 2044, relating to property insurance, were both vetoed yesterday. CALL and our CALL members led the charge to have Governor Crist veto SB 1964, a bill which would have limited the ability of community associations and Florida consumers to recover damages when design professionals make mistakes. The Governor's veto letter for SB 1964 noted that the bill would grant unique privileges to design professionals by removing a consumer's right to bring a tort action against them for economic damages caused by their negligence. Other professionals, including accountants, doctors, and lawyers, cannot similarly limit their professional duty of care. These are the same reasons articulated by Becker & Poliakoff attorney Steven B. Lesser in his Opinion/Editorial that appeared in the Orlando Sentinel and which advocated for the

bill's veto.

Again, thank you to the thousands of CALL members who contacted Governor Crist and demanded that he veto SB 1964. Thanks to the hard work of the CALL team and our CALL members, the voice of the people was heard loud and clear in Tallahassee!

You will find a full analysis of the above-referenced bills on the CALL website, and in the July edition of the Community Update.

Very truly yours,

**Yeline Goin and David Muller, Co-Executive Directors**  
Community Association Leadership Lobby (CALL)