

Sample letters to FL legislators regarding Safety Bills & Law:

Dear Senator,

As a licensed CAM, I know full well what this legislation will do to present and future condo owners and boards.

This is a knee jerk reaction to one building collapse at Surfside. That has never happened in the state of Florida ever. That collapse fell on the shoulders of the board members who refused to make necessary repairs over the years. They kept making excuses not to make repairs due to lack of funds. It was their fiduciary duty to maintain the property and they failed. And it was also the fault of unit owners, who everyday walked into the garage area, past falling concrete, rusted rebar, exposed beams and major spalling, and said nothing. These owners should have demanded the board make the necessary repairs or they should have taken them to court.

I believe most condo boards are made up of responsible individuals who do the right thing by their membership. You want to punish half of the state of Florida that lives in a condo or HOA. This will devastate the condo market. Owners will file for bankruptcy and not pay their monthly maintenance fee and will not pay the special assessment. I am now seeing that in my condo. We had our milestone inspection and our building is in great shape, but the board took the recommendation of the engineer to do some preventative maintenance upgrades to the tune of one million dollars. We have 50 units so everyone has been assessed \$20,000 as of February 1st. So far in just 2 weeks we have 5 units go up for sale and 5 owners renting their units, so that they can get the money to pay their assessment. Some are moving in with family for one year to get the rent money to pay the \$20,000.

And I haven't even mentioned the mandatory reserve requirement by 2025. Ninety-five percent of condos in Florida are not fully funded and we have all been doing just fine with partial funding plus special assessments. This will add on to the financial burden of all condo owners and especially those on fixed incomes, like me. I have lived in my condo for almost 40 years and now I could lose it.

Do you really want a bunch of old homeless condo owners living on the streets of Florida? This bill will without a doubt, push hard working people, who saved all their life to live in Florida, out of their homes.

Please, I am asking you to not pass any bills that will put a strangle hold on Florida condo owners. Florida is a great and FREE state. Please keep it free from unnecessary legislation.

Sincerely,
JoAnn Miller
Cocoa Beach, FL

Dear Senator:

I am writing because there are major issues with the Glitch bill to SB4-D. It will cause foreclosures and bankruptcies. The amount of reserves that the bill requires will cause an unnecessarily large financial burden on associations and owners.

I understand the need for reserves and keeping our buildings safe, but some of the requirements go beyond what is truly needed for safety. For example, painting and pavement reserves should not be controlled by the state. Even the roof is not structural and has not traditionally been an issue- many condos are being told to replace when a repair is all that is needed. The foundation requirement is particularly concerning-if there are no visual issues, we should not have to reserve for it, especially since the reserve amount for that item would be extremely high.

Many condo owners are on fixed incomes and will struggle to handle reasonable increases to ensure building safety. But what this bill is asking for is unreasonable and will cause unnecessary bankruptcies due to the high cost of reserving for non-urgent, non-structural items.

I am in favor of having safe buildings, but this bill is not the solution. I urge you to change and amend the bill to meet the real safety needs of condominium associations without unnecessary requirements to fully fund items that do not impact building safety.

Thank you!

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