

## **An Excerpt from the newsletter January 2017 Inside Hillcrest.**

By Mark Bogen

After writing about Florida Condo/HOA Law for the past several years, my annual New Year's Resolutions to all unit owners, managers and board members is my favorite column. Sometimes Florida Condo and HOA Law and Chapter 718 or Chapter 720 of the Florida Statutes needs to be put aside for some common sense [re]solutions. I hope you will agree with some of the following New Year's Resolutions:

1. For those board members and managers who spend their time looking for unit owner violations – get a life.
2. Try saying thank you to those board members that volunteer their time.
3. If you think things are so bad, volunteer your time and help out.
4. Before running to a lawyer – try working it out – it's cheaper.
5. The management company takes direction from the board, not owners.
6. To the one owner who always has to speak at every meeting – please zip it.
7. To the board member who thinks he or she can do whatever you want – vote him or her out.
8. Before signing a contract – let your attorney review it.
9. Rules and Governing Documents are not meant to be broken.
10. If you do not like following rules – do not live in an association.
11. If you do not like your fellow neighbor or owner – can you pretend to?
12. To the vendors who want you to sign a contract immediately – say goodbye.
13. To those who like loud music and T.V. – shut your windows and get headphones.
14. To smokers who smoke in their units – shut your windows.
15. Before you defame someone – make sure you are prepared to be sued.
16. Don't just ask a vendor for references – call some of them.
17. To the person who always disrupts a meeting – give it a rest.

18. If you are speaking for more than 5 minutes – ask yourself if anyone cares.
19. To the “Condo Commando” – you need to be recalled – kicked off the board.
20. If you came to Florida to retire – try acting like it.
21. If an owner is violating the documents – try first sending a nice letter rather than one from an attorney.
22. To those owners who think everyone on the board is getting a kick-back – just admit it that you want a piece of the pie.
23. To the part time owner who thinks he or she can do whatever they want – move back up north where you came from.
24. To the board member who will not let unit owners see the official records – sooner or later you will get caught.
25. To the board member who uses association money for their own personal use – get used to living behind bars.
26. A manager works for the board not as your personal slave.
27. When you are rudely complaining to the association manager – do you know what he or she is thinking about you while you are talking?
28. Remember, sometimes the way you say it is more important than what you say.