

OUR NEXT MEETING IS SCHEDULED FOR OCTOBER 10 AT 9:00 a.m. AT THE CHAMBER OF COMMERCE BUILDING, 2390 TAMiami TRAIL NORTH, 34103
PRESENTATION SUBJECT: LAKE EROSION AND PRESERVATION.

COMMUNITY PERSPECTIVES

OFFICIAL NEWSLETTER OF THE COLLIER COUNTY PRESIDENTS COUNCIL

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SMART911 MAY SAVE YOUR LIFE

We all hope and maybe pray that we will never need the urgent response to a medical situation that is provided in our 911 system. When we have to, our taxes pay for an excellent First Responder system that sends emergency services to our location be it at home or elsewhere for medical and other emergency needs. The system works well and response is started immediately upon a dispatcher receiving our cry for help.

In a medical emergency situation the responders are seeking as much information to assist you as they can via the dispatcher as they make haste to your scene, but the situation can be far more complex when they have to consider any prevailing medical or physical conditions you may have and medications you may be taking in considering the actions they may need to make and time is always a commodity we can never have enough of. A system has been in place for some time whereby one can accumulate important pertinent data on your state of health, medications you are taking and existing conditions called The File of Life. This is a magnetically based container which can be placed on your fridge into which you record all this data and it is available to any responder upon arrival at your site. There is also a portable version you can carry on your person when away from

home. While very helpful to first responders to conditions which may be affecting your current predicament, it has the drawback of taking their time to get up to date with things after they arrive at the scene and delaying critical action.

Did you know there is an electronic system to provide first responders with critical information about you or your family before they even arrive at the scene of an emergency? It's called **Smart911**. All residents need to do is go online to www.smart911.com and create a profile. Taking five minutes now to create your profile can save your life or the life of a family member in an emergency. The profile asks you to register your name, address, medical history and other important information. The next time you call 911, all that information will immediately be available to dispatch, providing critical information to be relayed to first responders.

The information you provide will only be used in the case of a 911 emergency. Information is stored on a secure, protected server, only accessible to the Smart 911 system, literally the 911 Call Dispatcher who can access the data and relay it to the responders as they travel to your location. Registration is free, no fee for this service.

As always, the County Health Department, Emergency Management, and the Red Cross are always available to assist you with your preparedness efforts.

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Special points of interest:

- MRTA
- Dig Carefully
- Legislative Actions

THE CCPC CHAIRMAN'S COLUMN



In looking to Community Management the Collier County Presidents Council endeavors to provide a forum where Community Managers can meet with their peers and exchange views and experiences to further the knowledge of all.

We are essentially non-political—except maybe for circumstances where politics impedes or interferes directly with our ability to manage our communities successfully in which case we rise to present our combined input to ensure any needed action is workable.

We invite speakers who are expert in specific subjects of general interest to our members and invite members to request presentations pertaining perhaps to specific problems where the collective representation may suggest specific solutions.

We carefully plan our meetings to be a cross section of presentations and workshops on specific issues as defined and requested by members. And we keep abreast of the strange doings in Tallahassee by recruiting presentations from the advocacy organizations that fight our battles with the Legislature. Our September meeting,

reported in this issue, gives insight to the value of being informed of Legislative changes as they go into effect.

To be successful we need your input to help guide our progress and actions with the areas you need to have knowledge of. We have a core membership but will gladly accept new blood, new thinking and experiences from around the many community associations in Collier County and our small annual fee is designed not to hurt your budget. Why not come to our next meeting

scheduled for October 10, 9:00 am at the Naples Chamber of Commerce Building at 2390 Tamiami Trail North, 34103. We are planning a presentation on Lake Erosion and Preservation with a knowledgeable speaker and a Q&A session to elicit how others manage these important issues.

Come and join us and if you enjoy the companionship and discussion environment perhaps you may feel inclined to join us in a solid and professional environment that is the CCPC.

Community management has many pitfalls for the unwary. Common area maintenance issues for the best prices, the unforeseen issue that threatens the status quo all compounded by the ever changing statutes we need to keep abreast of create the need for our Council. Please come and join with us.

Members are encouraged to share their successes and the things that perhaps did not work as planned.

TWO HEAVYWEIGHTS FORM NEW PARTNERSHIP

In the world of Community Management two prestigious organizations have combined in a powerful partnership of Community Advocates in influencing new legislation affecting our communities each year.

Effective September 8, 2014, the Community Advocacy Network (CAN) and the Chief Executive Officers of Management Companies (CEOMC) announced a formal partnership agreement to work for the betterment of common interest ownership communities throughout the State of Florida.

CAN is a statewide organization created by

Katzman Garfinkel in 2007 to educate and assist community associations in the progress of their unique lifestyles.

CEOMC was established in 2008 by Tampa Bay area community association management company executives to promote the interests of community associations and their management.

CAN and CEOMC proved during the last legislative session that working together established a formidable influential voice when working with lawmakers on issues pertinent to our member associations. Contact 1-855-226-8477 for info!

RECENT PRESENTATIONS

The 2014 Florida Legislative Session produced a prolific output of new and refined legislation affecting all Community Associations. Some ten bills ranging over cleaning up existing legislation to new actions defined that affect us all.

On September 8 we were extremely fortunate to have presentations and interpretations of the many aspects of these changes from the Community Advocacy Network (CAN) organization. To assist our understanding and the impact of the legislative actions.

The legislative actions are as follows:

House Bill 807: Residential Properties.

Senate Bill 440: Condominiums

House Bill 7037: Residential Communities.

House Bill 291: Warranty Associations.

Senate Bill 356: Regulation of Public Lodging Establishments and Public Food Service Establishments.

House Bill 489: Subsurface Rights

Senate Bill 542: Flood Insurance

Senate Bill 708: Insurance Claims

Senate Bill 754: Certificates of Title

House Bill 1089: Citizens.

These represent a considerable range of differing actions which need much further investigation on the part of community management to fully understand the important intent behind these actions. CAN representatives did an excellent job of explaining the highlights and identifying the more important of these as they may pertain to our members.

We cannot list all the changes here but a taste of House Bill 807 (HB807) will invite your curiosity to follow up and see how these changes affect member organizations.

Following previous updates most changes affect our Condominium Associations:

Right of Access to units, 718.111(5)(b)

Insurance, 718.111(11)(j)

Official Records, 718.111(12)(c) 5 & (12)(f)

Bye laws, 718.112(2)

Assessments: liability; lien and priority; interest; collection, 718.116(1)(a)

Termination of Condominium, 718.117(9)

Community Association Living Study Council:

Membership Functions, 718.50151

Time Limitations for Classification as bulk assignee

or bulk buyer, 718.707

Official Records, 719.104(2)(c)5 & (c)7(e)

Financial Report, 719.104

Byelaws: Cooperative Ownership, 719.106(1)(a)2

Association Emergency Powers, 719.128

For Homeowners Associations some of the changes affect:

Marketable Record Title Act (MRTA): Effect of filing notice, 712.05

Association powers and duties: meetings of board; official records; budgets; financial reporting; association funds; recalls, 720.303(2) & (5)

Meeting of members: voting and election procedures; amendments, 720.306(1)(a) & (b)

Association emergency powers, 720.316

Please note these are the changes from just one House Bill.

For Homeowners Associations we would like to emphasize the importance of Statute 712.05, the Marketable Record Title Act or MRTA.

Many of our member associations established many years ago are approaching needed critical action as they approach their thirtieth year of operation.

The thirtieth year of operation is very significant in that Florida Law requires homeowner associations to renew their requirements for preservation of their documents and restrictions or lose their effectiveness.

This action is imposed under statutory notice requirements for preserving an associations covenants and restrictions provided under the Marketable Record Title Act (MRTA) by the thirty year anniversary of the formal formation of an association. The current legislative action upon this statute is intended to clarify the need and the action that needs to be taken. Failure to do so in time results in a loss of the ability to apply the covenants and restrictions essential for the day to day management of associations.

We are most grateful for the CAN organization taking the time to cross the state to present these important changes to the CCPC membership.

CAN is a major voice representing the interests of more than 60,000 community associations in influencing Florida legislative actions.

They can be reached at 1-855-226-8477 for further info and membership.

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Bob Murray	1st. Vice Chair
Jeanie Bicanich	2nd. Vice Chair
Charles Weyl	Treasurer
Bob Murray	County Affairs
David Trecker	State Affairs
Fred Rogers	Strategic Planning
Larry Baytos	Membership

We're on the web!

www.colliercountypresidentscouncil.com

NEWS YOU CAN USE

Thinking of taking advantage of the weather to plant, we would like to remind you that safe digging practices must always be followed.

Whilst we may be carried away with the thoughts of future beauty we often grab a spade or fork and attack the planned area with more vigor than any thought as to what lies underneath. The opportunities for a surprise are endless. Sewers may be deep but electrical cables and the all imposing cable TV and telephone connections, not to mention gas lines may be less well buried and well within reach of the casual spade. In fact, in many states calling 811 before you dig is not only recommended, it is the law!

811 Call Before You Dig and the **Common Ground Alliance** celebrated Monday 8/11 as National 811 Day,

which serves as a convenient reminder to homeowners to always make a free call to 811 to reach their local utility notification center before starting any projects that require digging.



**Know what's below.
Call before you dig.**

The Common Ground Alliance (CGA) is a stakeholder-supported organization focused on protecting underground utility lines and the people who dig near them. A recent study revealed that nearly half of homeowners who plan to dig this year won't call 811 to learn the approximate locations of buried gas, electric, communications, water and sewer lines before digging, putting their safety and the safety of others

at risk. According to data collected by CGA, when an individual makes a call to 811 before digging, damage occurs less than 1 percent of the time.

To learn more, please **"Call 811 Before You Dig."**