

The Florida Senate
COMMITTEE MEETING EXPANDED AGENDA

REGULATED INDUSTRIES
Senator Gruters, Chair
Senator Hooper, Vice Chair

MEETING DATE: Tuesday, November 14, 2023
TIME: 8:30—10:30 a.m.
PLACE: *Pat Thomas Committee Room, 412 Knott Building*

MEMBERS: Senator Gruters, Chair; Senator Hooper, Vice Chair; Senators Bradley, Brodeur, Hutson, Jones, and Osgood

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
1	Panel Discussion on Condominium Governance and Regulation		Discussed

Other Related Meeting Documents

Senate Regulated Industries Committee

Panelists on Condominium Governance and Regulation

Melanie Griffin, Secretary
Department of Business and Professional Regulation

Peter Dunbar
Shareholder, Dead, Mead & Dunbar, Tallahassee
The Florida Bar Real Property, Probate & Trust Law Section

Spencer Hennings
Shutts & Bowen, Fort Lauderdale
Former Condominium Ombudsman

John Perikles, Chief, Economic Crimes Unit
State Attorney's Office, 11th Circuit

Debbie Reinhardt, President
Chief Executive Officers of Management Companies

Bret Berlin, Executive Director
Miami-Dade Bar

Guy Strum, CPA, Chair
State Legislative Policy Committee
Florida Institute of Certified Public Accountants

Halsey Beshears, Secretary

Ron DeSantis, Governor

Division of Florida Condominiums, Timeshares, and Mobile Homes
Annual Report

Fiscal Year 2019-2020

1. Number of training programs provided for condominium association, cooperative association and board members.

During Fiscal Year 2019-20, the education team provided the following courses for unit owners and association board members:

- Complaint Process/Division Jurisdiction;
- Board Member Certification;
- Unit Owners Rights and Responsibilities; and
- Association Rights and Responsibilities.

The education team held 22 sessions which reached 4,176 attendees. Of those sessions, the following is a breakdown by course type and attendees:

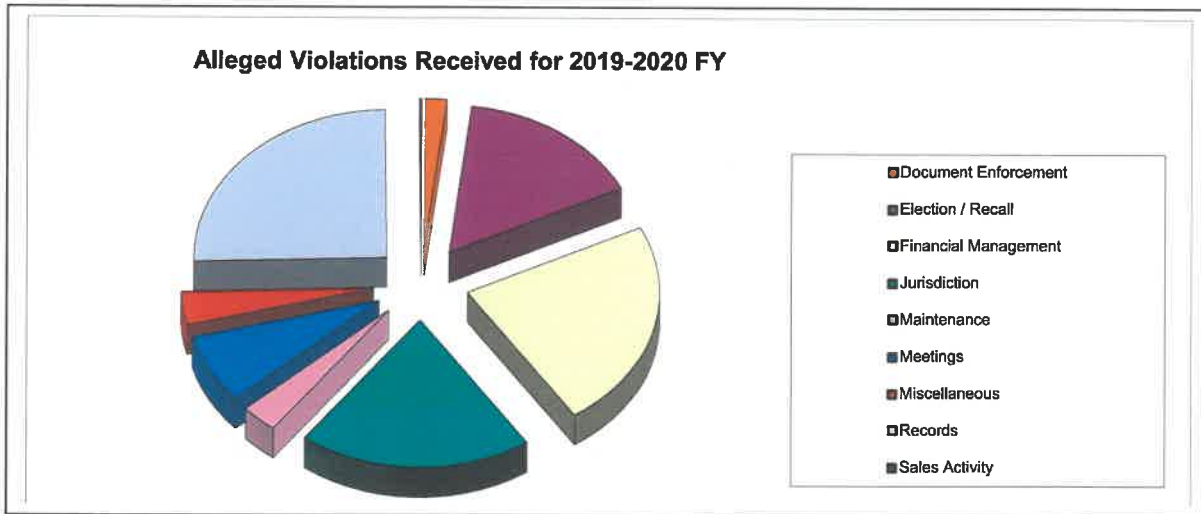
Course Type	No. of Courses	Attendees
Trade Show/Expo's	3	1,850
Community Events - No Presentation	6	1,996
In - Person Presentations	7	227
Virtual Presentations	6	103

Total number of attendees of the training classes: 4,176

2. Number of condominium complaints received by type.

Chapter 718, Florida Statutes, does not categorize complaints by "type". Accordingly, the division does not register complaints by type, but does maintain the alleged violations cited in complaints in an accessible database. Complaints are grouped in nine broad categories to allow for a greater understanding of the wide range of alleged violations that are received.

A total of 1,589 complaints (which contained 2,011 alleged violations) were received between July 1, 2019 and June 30, 2020. A breakdown of the alleged violations are as follows:



Allegation Categories	Description	Number	Percentage
Records	Access to Official Records	508	25.26%
Financial Management	Budgets, Financial Reports, Assessments	459	22.82%
Jurisdiction	Not within statutorily defined jurisdiction	396	19.69%
Election/Recall	Notices, Ballots, Candidate eligibility	319	15.86%
Meetings	Notices, ability to speak, video recording	153	7.61%
Miscellaneous	Issues not defined	73	3.63%
Maintenance	Repair or maintaining common elements	62	3.08%
Document Enforcement	Issues required by governing documents not specified in Ch. 718, F.S.	37	1.84%
Sales Activity	Refund of deposit, closing on contracts prior to acceptance by the Division, offering for sale prior to filing with the Division, contract disclosure	4	.20%
Total Allegations		2,011	

3. Number and percentage of complaints acknowledged in writing within 30 days.

Section 718.501(1)(m), Florida Statutes, requires that the division must acknowledge a complaint in writing within 30 days of receipt. This acknowledgment notifies the individual who filed the complaint as to whether the complaint is within the division's jurisdiction, and if necessary, requests additional information.

Of the 1,589 complaints addressed by the division, eight were initiated by the division. Of the remaining 1,581 complaints, 1,556 were acknowledged within the 30-day threshold.

98 percent of complaints (1,556 of 1,581) were acknowledged within 30 days.

4. Number and percentage of investigations acted upon within 90 days.

All complaints (100%) were acted upon within 90 days in accordance with section 718.501(1)(m), Florida Statutes. Of the 1,589 complaints addressed by the division, eight were initiated by the division. The remaining 1,581 complaints were initiated by constituents.

100 percent of complaints (1,589) were acted upon within 90 days.

5. The number of investigations exceeding 90 days.

Section 718.501(1)(m), Florida Statutes, requires that the division provide the complainant with monthly updates on the status of an investigation if it exceeds 90 days.

Of the 1,581 investigations initiated by condominium unit owners, 163 investigations exceeded the 90-day resolution threshold. Included in the factors for an investigation exceeding 90 days are: case complexity, difficulty gathering evidence, uncooperative witnesses, and due process considerations.

10.26 percent of investigations (163 of 1,581) exceeded 90 days.

6. The Department of Business and Professional Regulation (department) shall evaluate the division's core business processes and make recommendations for improvements, including statutory changes.

The department is currently reviewing the complaint process for improvements and is reviewing potential statutory changes.

Over the past year, the Division has implemented the use of various checklists which serve as clear, concise and consistent correspondence with complainants and respondents from the time a complaint is submitted to the Division to the time a case is closed. There is ongoing monitoring regarding the Division's use of checklists to ensure its continued efficacy.

Select Year:

The 2023 Florida Statutes

[Title XL](#)
REAL AND PERSONAL PROPERTY

[Chapter 718](#)
CONDOMINIUMS

[View Entire Chapter](#)

718.501 Authority, responsibility, and duties of Division of Florida Condominiums, Timeshares, and Mobile Homes.—

(1) The division may enforce and ensure compliance with this chapter and rules relating to the development, construction, sale, lease, ownership, operation, and management of residential condominium units and complaints related to the procedural completion of milestone inspections under s. [553.899](#). In performing its duties, the division has complete jurisdiction to investigate complaints and enforce compliance with respect to associations that are still under developer control or the control of a bulk assignee or bulk buyer pursuant to part VII of this chapter and complaints against developers, bulk assignees, or bulk buyers involving improper turnover or failure to turnover, pursuant to s. [718.301](#). However, after turnover has occurred, the division has jurisdiction to investigate complaints related only to financial issues, elections, and the maintenance of and unit owner access to association records under s. [718.111](#)(12), and the procedural completion of structural integrity reserve studies under s. [718.112](#)(2)(g).

(a)1. The division may make necessary public or private investigations within or outside this state to determine whether any person has violated this chapter or any rule or order hereunder, to aid in the enforcement of this chapter, or to aid in the adoption of rules or forms.

2. The division may submit any official written report, worksheet, or other related paper, or a duly certified copy thereof, compiled, prepared, drafted, or otherwise made by and duly authenticated by a financial examiner or analyst to be admitted as competent evidence in any hearing in which the financial examiner or analyst is available for cross-examination and attests under oath that such documents were prepared as a result of an examination or inspection conducted pursuant to this chapter.

(b) The division may require or permit any person to file a statement in writing, under oath or otherwise, as the division determines, as to the facts and circumstances concerning a matter to be investigated.

(c) For the purpose of any investigation under this chapter, the division director or any officer or employee designated by the division director may administer oaths or affirmations, subpoena witnesses and compel their attendance, take evidence, and require the production of any matter which is relevant to the investigation, including the existence, description, nature, custody, condition, and location of any books, documents, or other tangible things and the identity and location of persons having knowledge of relevant facts or any other matter reasonably calculated to lead to the discovery of material evidence. Upon the failure by a person to obey a subpoena or to answer questions propounded by the investigating officer and upon reasonable notice to all affected persons, the division may apply to the circuit court for an order compelling compliance.

(d) Notwithstanding any remedies available to unit owners and associations, if the division has reasonable cause to believe that a violation of any provision of this chapter or related rule has occurred, the division may institute enforcement proceedings in its own name against any developer, bulk assignee, bulk buyer, association, officer, or member of the board of administration, or its assignees or agents, as follows:

1. The division may permit a person whose conduct or actions may be under investigation to waive formal proceedings and enter into a consent proceeding whereby orders, rules, or letters of censure or warning, whether formal or informal, may be entered against the person.

2. The division may issue an order requiring the developer, bulk assignee, bulk buyer, association, developer-designated officer, or developer-designated member of the board of administration, developer-designated assignees or agents, bulk assignee-designated assignees or agents, bulk buyer-designated assignees or agents, community association manager, or community association management firm to cease and desist from the unlawful practice and take such affirmative action as in the judgment of the division carry out the purposes of this chapter. If the division finds that a developer, bulk assignee, bulk buyer, association, officer, or member of the board of administration, or its assignees or agents, is violating or is about to violate any provision of this chapter, any rule adopted or order issued by the division, or any written agreement entered into with the division, and presents an immediate danger to the public requiring an immediate final order, it may issue an emergency cease and desist order reciting with particularity the facts underlying such findings. The emergency cease and desist order is effective for 90 days. If the division begins nonemergency cease and desist proceedings, the emergency cease and desist order remains effective until the conclusion of the proceedings under ss. 120.569 and 120.57.

3. If a developer, bulk assignee, or bulk buyer fails to pay any restitution determined by the division to be owed, plus any accrued interest at the highest rate permitted by law, within 30 days after expiration of any appellate time period of a final order requiring payment of restitution or the conclusion of any appeal thereof, whichever is later, the division must bring an action in circuit or county court on behalf of any association, class of unit owners, lessees, or purchasers for restitution, declaratory relief, injunctive relief, or any other available remedy. The division may also temporarily revoke its acceptance of the filing for the developer to which the restitution relates until payment of restitution is made.

4. The division may petition the court for appointment of a receiver or conservator. If appointed, the receiver or conservator may take action to implement the court order to ensure the performance of the order and to remedy any breach thereof. In addition to all other means provided by law for the enforcement of an injunction or temporary restraining order, the circuit court may impound or sequester the property of a party defendant, including books, papers, documents, and related records, and allow the examination and use of the property by the division and a court-appointed receiver or conservator.

5. The division may apply to the circuit court for an order of restitution whereby the defendant in an action brought under subparagraph 4. is ordered to make restitution of those sums shown by the division to have been obtained by the defendant in violation of this chapter. At the option of the court, such restitution is payable to the conservator or receiver appointed under subparagraph 4. or directly to the persons whose funds or assets were obtained in violation of this chapter.

6. The division may impose a civil penalty against a developer, bulk assignee, or bulk buyer, or association, or its assignee or agent, for any violation of this chapter or related rule. The division may impose a civil penalty individually against an officer or board member who willfully and knowingly violates this chapter, an adopted rule, or a final order of the division; may order the removal of such individual as an officer or from the board of administration or as an officer of the association; and may prohibit such individual from serving as an officer or on the board of a community association for a period of time. The term "willfully and knowingly" means that the division informed the officer or board member that his or her action or intended action violates this chapter, a rule adopted under this chapter, or a final order of the division and that the officer or board member refused to comply with the requirements of this chapter, a rule adopted under this chapter, or a final order of the division. The division, before initiating formal agency action under chapter 120, must afford the officer or board member an opportunity to voluntarily comply, and an officer or board member who complies within 10 days is not subject to a civil penalty. A penalty may be imposed on the basis of each day of continuing violation, but the penalty for any offense may not exceed \$5,000. The division shall adopt, by rule, penalty guidelines applicable to possible violations or to categories of violations of this chapter or rules adopted by the division. The guidelines must specify a meaningful range of civil penalties for each such violation of the statute and rules and must be based upon the harm caused by the violation, upon the repetition of the violation, and upon such other factors deemed relevant by the division. For example, the division may consider whether the violations were committed by a developer, bulk assignee, or bulk buyer, or owner-controlled association, the size of the association, and other factors. The guidelines must designate the possible mitigating or aggravating circumstances that justify a departure from the

range of penalties provided by the rules. It is the legislative intent that minor violations be distinguished from those which endanger the health, safety, or welfare of the condominium residents or other persons and that such guidelines provide reasonable and meaningful notice to the public of likely penalties that may be imposed for proscribed conduct. This subsection does not limit the ability of the division to informally dispose of administrative actions or complaints by stipulation, agreed settlement, or consent order. All amounts collected shall be deposited with the Chief Financial Officer to the credit of the Division of Florida Condominiums, Timeshares, and Mobile Homes Trust Fund. If a developer, bulk assignee, or bulk buyer fails to pay the civil penalty and the amount deemed to be owed to the association, the division shall issue an order directing that such developer, bulk assignee, or bulk buyer cease and desist from further operation until such time as the civil penalty is paid or may pursue enforcement of the penalty in a court of competent jurisdiction. If an association fails to pay the civil penalty, the division shall pursue enforcement in a court of competent jurisdiction, and the order imposing the civil penalty or the cease and desist order is not effective until 20 days after the date of such order. Any action commenced by the division shall be brought in the county in which the division has its executive offices or in the county where the violation occurred.

7. If a unit owner presents the division with proof that the unit owner has requested access to official records in writing by certified mail, and that after 10 days the unit owner again made the same request for access to official records in writing by certified mail, and that more than 10 days has elapsed since the second request and the association has still failed or refused to provide access to official records as required by this chapter, the division shall issue a subpoena requiring production of the requested records where the records are kept pursuant to s. 718.112.

8. In addition to subparagraph 6., the division may seek the imposition of a civil penalty through the circuit court for any violation for which the division may issue a notice to show cause under paragraph (r). The civil penalty shall be at least \$500 but no more than \$5,000 for each violation. The court may also award to the prevailing party court costs and reasonable attorney fees and, if the division prevails, may also award reasonable costs of investigation.

(e) The division may prepare and disseminate a prospectus and other information to assist prospective owners, purchasers, lessees, and developers of residential condominiums in assessing the rights, privileges, and duties pertaining thereto.

(f) The division may adopt rules to administer and enforce this chapter.

(g) The division shall establish procedures for providing notice to an association and the developer, bulk assignee, or bulk buyer during the period in which the developer, bulk assignee, or bulk buyer controls the association if the division is considering the issuance of a declaratory statement with respect to the declaration of condominium or any related document governing such condominium community.

(h) The division shall furnish each association that pays the fees required by paragraph (2)(a) a copy of this chapter, as amended, and the rules adopted thereto on an annual basis.

(i) The division shall annually provide each association with a summary of declaratory statements and formal legal opinions relating to the operations of condominiums which were rendered by the division during the previous year.

(j) The division shall provide training and educational programs for condominium association board members and unit owners. The training may, in the division's discretion, include web-based electronic media and live training and seminars in various locations throughout the state. The division may review and approve education and training programs for board members and unit owners offered by providers and shall maintain a current list of approved programs and providers and make such list available to board members and unit owners in a reasonable and cost-effective manner.

(k) The division shall maintain a toll-free telephone number accessible to condominium unit owners.

(l) The division shall develop a program to certify both volunteer and paid mediators to provide mediation of condominium disputes. The division shall provide, upon request, a list of such mediators to any association, unit owner, or other participant in alternative dispute resolution proceedings under s. 718.1255 requesting a copy of the list. The division shall include on the list of volunteer mediators only the names of persons who have received at

least 20 hours of training in mediation techniques or who have mediated at least 20 disputes. In order to become initially certified by the division, paid mediators must be certified by the Supreme Court to mediate court cases in county or circuit courts. However, the division may adopt, by rule, additional factors for the certification of paid mediators, which must be related to experience, education, or background. Any person initially certified as a paid mediator by the division must, in order to continue to be certified, comply with the factors or requirements adopted by rule.

(m) If a complaint is made, the division must conduct its inquiry with due regard for the interests of the affected parties. Within 30 days after receipt of a complaint, the division shall acknowledge the complaint in writing and notify the complainant whether the complaint is within the jurisdiction of the division and whether additional information is needed by the division from the complainant. The division shall conduct its investigation and, within 90 days after receipt of the original complaint or of timely requested additional information, take action upon the complaint. However, the failure to complete the investigation within 90 days does not prevent the division from continuing the investigation, accepting or considering evidence obtained or received after 90 days, or taking administrative action if reasonable cause exists to believe that a violation of this chapter or a rule has occurred. If an investigation is not completed within the time limits established in this paragraph, the division shall, on a monthly basis, notify the complainant in writing of the status of the investigation. When reporting its action to the complainant, the division shall inform the complainant of any right to a hearing under ss. 120.569 and 120.57. The division may adopt rules regarding the submission of a complaint against an association.

(n) Condominium association directors, officers, and employees; condominium developers; bulk assignees, bulk buyers, and community association managers; and community association management firms have an ongoing duty to reasonably cooperate with the division in any investigation under this section. The division shall refer to local law enforcement authorities any person whom the division believes has altered, destroyed, concealed, or removed any record, document, or thing required to be kept or maintained by this chapter with the purpose to impair its verity or availability in the department's investigation.

(o) The division may:

1. Contract with agencies in this state or other jurisdictions to perform investigative functions; or
2. Accept grants-in-aid from any source.

(p) The division shall cooperate with similar agencies in other jurisdictions to establish uniform filing procedures and forms, public offering statements, advertising standards, and rules and common administrative practices.

(q) The division shall consider notice to a developer, bulk assignee, or bulk buyer to be complete when it is delivered to the address of the developer, bulk assignee, or bulk buyer currently on file with the division.

(r) In addition to its enforcement authority, the division may issue a notice to show cause, which must provide for a hearing, upon written request, in accordance with chapter 120.

(s) The division shall submit to the Governor, the President of the Senate, the Speaker of the House of Representatives, and the chairs of the legislative appropriations committees an annual report that includes, but need not be limited to, the number of training programs provided for condominium association board members and unit owners, the number of complaints received by type, the number and percent of complaints acknowledged in writing within 30 days and the number and percent of investigations acted upon within 90 days in accordance with paragraph (m), and the number of investigations exceeding the 90-day requirement. The annual report must also include an evaluation of the division's core business processes and make recommendations for improvements, including statutory changes. The report shall be submitted by September 30 following the end of the fiscal year.

(2)(a) Each condominium association which operates more than two units shall pay to the division an annual fee in the amount of \$4 for each residential unit in condominiums operated by the association. If the fee is not paid by March 1, the association shall be assessed a penalty of 10 percent of the amount due, and the association will not have standing to maintain or defend any action in the courts of this state until the amount due, plus any penalty, is paid.

(b) All fees shall be deposited in the Division of Florida Condominiums, Timeshares, and Mobile Homes Trust Fund as provided by law.

(3)(a) On or before January 1, 2023, condominium associations existing on or before July 1, 2022, must provide the following information to the division in writing, by e-mail, United States Postal Service, commercial delivery service, or hand delivery, at a physical address or e-mail address provided by the division and on a form posted on the division's website:

1. The number of buildings on the condominium property that are three stories or higher in height.
2. The total number of units in all such buildings.
3. The addresses of all such buildings.
4. The counties in which all such buildings are located.

(b) The division must compile a list of the number of buildings on condominium property that are three stories or higher in height, which is searchable by county, and must post the list on the division's website. This list must include all of the following information:

1. The name of each association with buildings on the condominium property that are three stories or higher in height.
2. The number of such buildings on each association's property.
3. The addresses of all such buildings.
4. The counties in which all such buildings are located.

(c) An association must provide an update in writing to the division if there are any changes to the information in the list under paragraph (b) within 6 months after the change.

History.—s. 1, ch. 76-222; s. 1, ch. 77-174; s. 2, ch. 77-221; s. 4, ch. 78-323; ss. 4, 12, ch. 78-340; s. 32, ch. 79-4; s. 15, ch. 79-314; s. 1, ch. 81-28; ss. 1, 2, 3, ch. 81-54; s. 4, ch. 81-172; s. 6, ch. 81-185; s. 477, ch. 81-259; ss. 1, 4, ch. 82-46; s. 2, ch. 82-113; ss. 5, 7, ch. 82-199; s. 154, ch. 83-216; s. 16, ch. 84-368; s. 5, ch. 85-60; s. 8, ch. 86-175; s. 18, ch. 87-102; s. 16, ch. 91-103; s. 5, ch. 91-426; s. 12, ch. 92-49; s. 233, ch. 94-218; s. 299, ch. 96-410; s. 1774, ch. 97-102; s. 3, ch. 97-301; s. 221, ch. 98-200; s. 62, ch. 2000-302; s. 1891, ch. 2003-261; s. 21, ch. 2008-28; s. 4, ch. 2008-134; s. 48, ch. 2008-240; s. 90, ch. 2009-21; s. 17, ch. 2010-174; s. 13, ch. 2021-99; s. 22, ch. 2021-135; s. 10, ch. 2022-269; s. 119, ch. 2023-8; s. 22, ch. 2023-203.

Select Year:

The 2023 Florida Statutes

[Title XL](#)
REAL AND PERSONAL PROPERTY

[Chapter 718](#)
CONDOMINIUMS

[View Entire Chapter](#)

718.5012 Ombudsman; powers and duties.—The ombudsman shall have the powers that are necessary to carry out the duties of his or her office, including the following specific powers:

- (1) To have access to and use of all files and records of the division.
- (2) To employ professional and clerical staff as necessary for the efficient operation of the office.
- (3) To prepare and issue reports and recommendations to the Governor, the department, the division, the Advisory Council on Condominiums, the President of the Senate, and the Speaker of the House of Representatives on any matter or subject within the jurisdiction of the division. The ombudsman shall make recommendations he or she deems appropriate for legislation relative to division procedures, rules, jurisdiction, personnel, and functions.
- (4) To act as liaison between the division, unit owners, boards of directors, board members, community association managers, and other affected parties. The ombudsman shall develop policies and procedures to assist unit owners, boards of directors, board members, community association managers, and other affected parties to understand their rights and responsibilities as set forth in this chapter and the condominium documents governing their respective association. The ombudsman shall coordinate and assist in the preparation and adoption of educational and reference material, and shall endeavor to coordinate with private or volunteer providers of these services, so that the availability of these resources is made known to the largest possible audience.
- (5) To monitor and review procedures and disputes concerning condominium elections or meetings, including, but not limited to, recommending that the division pursue enforcement action in any manner where there is reasonable cause to believe that election misconduct has occurred and reviewing secret ballots cast at a vote of the association.
- (6) To make recommendations to the division for changes in rules and procedures for the filing, investigation, and resolution of complaints filed by unit owners, associations, and managers.
- (7) To provide resources to assist members of boards of directors and officers of associations to carry out their powers and duties consistent with this chapter, division rules, and the condominium documents governing the association.
- (8) To encourage and facilitate voluntary meetings with and between unit owners, boards of directors, board members, community association managers, and other affected parties when the meetings may assist in resolving a dispute within a community association before a person submits a dispute for a formal or administrative remedy. It is the intent of the Legislature that the ombudsman act as a neutral resource for both the rights and responsibilities of unit owners, associations, and board members.
- (9) To assist with the resolution of disputes between unit owners and the association or between unit owners when the dispute is not within the jurisdiction of the division to resolve.
- (10) Fifteen percent of the total voting interests in a condominium association, or six unit owners, whichever is greater, may petition the ombudsman to appoint an election monitor to attend the annual meeting of the unit owners and conduct the election of directors. The ombudsman shall appoint a division employee, a person or persons specializing in condominium election monitoring, or an attorney licensed to practice in this state as the election monitor. All costs associated with the election monitoring process shall be paid by the association. The division shall adopt a rule establishing procedures for the appointment of election monitors and the scope and extent of the monitor's role in the election process.

History.—ss. 7, 36, ch. 2004-345; s. 22, ch. 2008-28; s. 8, ch. 2017-188.

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DBPR IS HIRING CHIEF OMBUDSMAN



COMPETITIVE SALARY

POSITION HIGHLIGHTS

- Developing policies and procedures to assist unit owners, boards of directors, board members, community association managers and other affected parties to understand their rights and responsibilities.
- Coordinating the preparation and adoption of education and reference materials.
- Encouraging and facilitating meetings with and between DBPR and constituents.
- Acting as a neutral resource for both the rights and responsibilities of unit owners, associations and board members.
- Making recommendations to the Division of Condominiums, Timeshares and Mobile Homes for changes in rules and procedures for the filing, investigation, and resolution of complaints filed by unit owners, associations and managers.
- Monitoring and reviewing procedures and disputes concerning condominiums elections or meetings, including investigations where there is reasonable cause to believe that election misconduct has occurred.

POSITION SUMMARY

This position is located within the Office of the Ombudsman of DBPR's Division of Condominiums, Timeshares and Mobile Homes. This in-house position reports to the Division Director and primarily acts as a liaison between condominium unit owners and association boards. This position also oversees the Division's election monitoring program.

POSITION REQUIREMENTS

- Must be a Florida licensed attorney.**
- Must be willing to conduct consistent and regular work travel across the state, particularly throughout South Florida.**
- Knowledge of Florida laws, rules and regulations governing condominiums and corporations.**
- Ability to act as a neutral third party.**

APPLY HERE

 bit.ly/46mAMC1

FOR MORE INFORMATION



(850) 488-1631



Ombudsman@MyFloridaLicense.com

APPEARANCE RECORD

Condominium Governance

Bill Number or Topic Panel

11/14/2023
Meeting Date

Deliver both copies of this form to
Senate professional staff conducting the meeting

SEN. REGULATED INDUSTRIES
Committee

Amendment Barcode (if applicable)

Name MELANIE GRIFFIN Phone 850-413-0755

Address 2601 Blair Stone Road Email melanie.griffin@myfloridasenate.com

Street

Tallahassee FL 32399

City

State

Zip

Speaking: For Against Information **OR** Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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Meeting Date

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name Peter Dunbar Phone 999-4100
Address 106 E College Suite 1200 Email pdunbar@deanreed.com
Tallahassee
City State Zip

Speaking: For Against Information **OR** Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

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This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

Bill Number or Topic

Amendment Barcode (if applicable)

Nov. 14, 2023

Meeting Date

Regulated Industries

Committee

Name Spencer Hennings

Phone 954 260 9996

Address 5055 Collins Ave - Apt 12C

Email shennings@shutts.com

Street

Miami Beach

City

FL

State

33140

Zip

Speaking: For Against Information **OR** Waive Speaking: In Support Against

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to Senate professional staff conducting the meeting

Bill Number or Topic

Amendment Barcode (if applicable)

11/14/2023

Meeting Date

REG INDUS,

Committee

Name JOHN PERIKLES

Phone 305-547-0100

Address 11350 N.W. 12AVE

Email johnperikles@miamisao.com

Street

MIAMI

City

FL

State

33136

Zip

Speaking: For Against Information OR Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by: SAO II

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. 2020-2022 Joint Rules.pdf (flsenate.gov)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to Senate professional staff conducting the meeting

Condominium Governance
Regulation
Bill Number or Topic

11/14/23

Meeting Date

Regulated Industries
Committee

Amendment Barcode (if applicable)

Name

Debra Reinhardt

Phone

727-59-5982

Address

7368 Saway Ct
Street

Email

dreinhardt@resourceproperty
mgmt.com

City

Seminole

State

FL

Zip

33774

Speaking:

For

Against

Information

OR

Waive Speaking:

In Support

Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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Senate professional staff conducting the meeting

Bill Number or Topic

Amendment Barcode (if applicable)

11/14/23

Meeting Date

Regulated Industries

Committee

Name

Bret Berlin

Phone

305-582 3660

Address

2128 SW 25th St.

Email

Bret@MiamiDadeBar.org

Street

Miami

City

FL

State

33133

Zip

Speaking:

For

Against



Information

OR

Waive Speaking:

In Support

Against

PLEASE CHECK ONE OF THE FOLLOWING:



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compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
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(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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Bill Number or Topic

Amendment Barcode (if applicable)

11-14-23

Meeting Date

Regulated Industries

Committee

Name

Guy Strum

Phone

954-562-2387

Address

Street

8211 W. Brew AND Blvd #450

Email

guystrum@bellsouth.net

City

Plantation

State

FL

Zip

33324

Speaking:

For

Against

Information

OR

Waive Speaking:

In Support

Against

PLEASE CHECK ONE OF THE FOLLOWING:

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This form is part of the public record for this meeting.

S-001 (08/10/2021)



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:

Appropriations Committee on Education, *Vice Chair*
Education Postsecondary
Education Pre-K -12
Fiscal Policy
Regulated Industries
Rules

SENATOR SHEVRIN D. "SHEV" JONES

District 34

November 14, 2023

The Honorable Senator Joe Gruters
Chairman, Regulated Industries Committee
413 Senate Building
404 South Monroe Street
Tallahassee, FL 32399-1100

Dear Chairman Gruters,

I respectfully request an excused absence from the Tuesday, November 14, 2023 Regulated Industries Committee Meeting taking place at 8:30 a.m. as I have work duties to attend to.

Thank you in advance for your consideration of this request. As we prepare for future committees, if I may be of assistance to answer questions, comments or concerns, please do not hesitate to contact me or my office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shev".

Shevrin D. "Shev" Jones
Florida State Senator – Senate District 34

REPLY TO:

- Capitol Office, 218 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 · (850) 487-5034
- District Office, 606 NW 183rd Street, Miami Gardens, FL 33169 · (305) 493-6002

Website: www.flsenate.gov/Senators/S34

KATHLEEN PASSIDOMO
President of the Senate

DENNIS BAXLEY
President Pro Tempore

CourtSmart Tag Report

Room: KB 412

Case No.: -

Type:

Caption: Senate Regulated Industries Committee

Judge:

Started: 11/14/2023 8:32:13 AM

Ends: 11/14/2023 10:23:28 AM Length: 01:51:16

8:32:13 AM Chair Gruters calls meeting into order
8:33:13 AM Roll call, quorum is present
8:34:10 AM Tab 1, Panel Discussion on Condominium Governance and Regulation
8:34:13 AM Melanie Griffin, Secretary of Business and Professional Regulation
8:45:40 AM Pete Dunbar, Dead, Mead & Dunbar, Tallahassee, The Florida Bar Real Property, Probate & Trust Law Section
8:52:44 AM Spencer Hennings, Shutts & Bowen, Fort Lauderdale, Former Condominium Ombudsman
9:05:58 AM John Perikles, Chief, Economic Crimes Unit, State Attorney's Office, 11th Circuit
9:22:05 AM Debbie Reinhardt, President, Chief Executive Officers of Management Companies
9:28:32 AM Bret Berlin, Executive Director, Miami-Dade Bar
9:36:15 AM Guy Strum, CPA, Chair, State Legislative Policy Committee, Florida Institute of Certified Public Accountants
9:45:48 AM Questions:
9:45:53 AM Senator Brodeur
9:47:27 AM Spencer Hennings
9:48:40 AM Senator Garcia
9:54:32 AM Comments:
9:54:45 AM Senator Hutson
9:56:36 AM Debbie Reinhardt
9:58:35 AM Senator Hutson
9:59:25 AM Debbie Reinhardt
10:00:51 AM Senator Bradley
10:01:57 AM Debbie Reinhardt
10:03:32 AM Senator Hutson
10:04:03 AM Guy Strum
10:04:21 AM Senator Hutson
10:04:28 AM Guy Strum
10:05:08 AM Senator Hutson
10:05:30 AM Debbie Reinhardt
10:06:01 AM Senator Hutson
10:06:02 AM Debbie Reinhardt
10:06:05 AM Senator Hutson
10:06:14 AM Debbie Reinhardt
10:06:40 AM Senator Hutson
10:06:58 AM Debbie Reinhardt
10:07:07 AM Chair Gruters
10:08:07 AM Senator Hutson
10:08:14 AM Chair Gruters
10:08:19 AM John Perikles
10:12:08 AM Spencer Hennings
10:12:59 AM Senator Garcia
10:13:05 AM Senator Hooper
10:15:48 AM Senator Bradley
10:20:19 AM Guy Strum
10:21:10 AM Senator Bradley
10:21:37 AM Chair Gruters
10:22:01 AM Senator Hooper moves to adjourn
10:22:04 AM Meeting adjourned