

BRISTOL MANAGEMENT SEMINAR

SATURDAY – NOVEMBER 14th, 2009

8:00 AM – 12:00 PM

**Location: New Haven 7B South Clubhouse in Abacoa,
147 Poinciana Drive, Jupiter, Florida**

A G E N D A

8:00 – 8:30 AM – BUILDING BRIDGES – Bill Smith, LCAM

- A. Working with Management for a Successful Community

8:30 – 9:30 AM – ASSOCIATION CHALLENGES – Steve Inglis, PCAM

- A. Fannie Mae (PERS)
- B. Calculating Bad debt option
- C. Special Assessment / Budget – Cash Flow
- D. Fair Debt Law
- E. Fining Laws
- F. CDD Special Taxing Districts - Municipality – Double Taxation
- G. Elevator Code
- H. Fire Sprinkler Code
- I. Engineer Study every three Years – Condos
- J. Reserves – HOA's

9:45 – 10:45 AM – LEGAL (Gary Fields, Esq.):

- 1. Collection Process
 - A. Title Search / Equity
 - B. Fair Debt Collection Act
 - C. Lien on Property
 - D. Personal Judgment = Cash?
 - E. Court System is clogged – realistic time line
 - F. Receivership
 - G. Assignment of Rent
 - H. Restriction of use of Common Area
 - I. Bank Proceeding with Foreclosure
 - J. Collection Companies – Process

11:00 – 12:00 PM – Mark Benson, Past Chairman, Common Interest Community Association Drafting Committee for New Legislation.

- A. How the State of Florida laws have evolved on Condos and HOA's, and where you see them going in the future as Uniform Community law.
- B. Political problems with changing the 6 month / 12 month collection laws for Condos and HOA's.
- C. Bad Debt.
- D. Associations putting pressure on politicians to help provide relief for the Association.
- E. Manager licensing and CEU requirements.
- F. Insurance HO6 Policy – Condos notification.

REFRESHMENTS WILL BE PROVIDED.

PLEASE R.S.V.P. TO THE FOLLOWING:

SUSIE MICHEL - JUPITER OFFICE: - (561) 575-3551