

# TEAM BRIEFING

## Trusted Expertise in Association Management



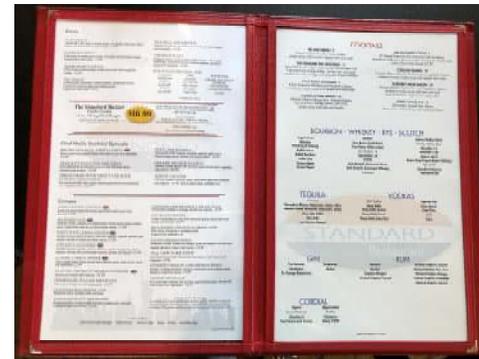
### Sabal Springs' Restaurant Gets a New Lease on Life

Congratulations to our long-time client Sabal Springs on their recent restaurant and bar renovation. The monies

used to fund this project were raised mostly in part by Sabal Springs' generous homeowners and their voluntary contributions. The renovations came in at a cost of over \$176,000, but \$132,000 of the funds utilized came in the form of private donations. With hold-ups in the county's back-logged permitting department and on-going issues with supplies and labor due to Covid and the current state of the economy, the project took over a year to complete culminating in a grand opening at the end of this past February.



The Standard is currently operating in the newly transformed location and is open to the public. You may recognize the name from their other locations in Downtown Fort Myers and Page Field Commons. The Standard at Sabal Springs is open Monday thru Saturday from 11AM-9PM. Along with a well-rounded menu, they feature daily specials and live entertainment.



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# Millie's Message



Hello Clients and Friends:

There is so much good stuff in this Newsletter, I hope you take time to read and enjoy. Think of this newsletter as good beach reading. Now that Summer is officially here, I hope you are enjoying it no matter

where you are. Hard to believe it is already July. As we are getting older, we see how time seems to fly. I can remember when life was simple, slow and easy, and all we worried about was taking care of family and cooking up a good meal. The kids played in the little pool in the backyard or maybe just played with the garden hose. Life was truly simple.



We didn't worry about dementia, our brains, face wrinkles, nutrition, or face lifts, and nobody knew the word BOTOX. We ate what we wanted, drank what we wanted and thought life was good. I have some great memories of mixing up a batch of Kool-Aid for the kids on those hot summer days. Or the sound of the bell ringing to announce the ice cream truck was in the neighborhood.

Nowadays, everywhere we look we get advice for keeping the body healthy, the brain sharp, the skin glowing, and let's not forget about the advice to avoid aches and pains, and how to get a good night's sleep. Medications have warnings that are so frightening (may cause death) that one must wonder why this medication was invented and why would we take it. Remember when you could eat bacon every day? That's right, no one said it was bad for you. But that has changed, and bacon is on the dreaded "do not eat" list, along with sugar, processed foods, and red meat. But if you're like me, I love bacon and eat it in moderation. Coffee used to be bad for you, but it is now at the top of the "good for you" list, along with oatmeal,

blueberries, fish oil, vegetables, beans, and...wait for it...Red Wine.

Today we are expected to be creative in the kitchen, encouraged to buy fresh fruits and vegetables (a good idea), become aware of Pandemic Trends, and know the nutritional value of the foods we serve. All of this sounds good, but it is the very reason why I prefer eating out often and keeping my life simple.



So, what does all of this good advice mean, and is it good advice for everyone? I'm not sure. I find it very confusing, which is why I stick to my own plan of eating what I want, and drinking what I want, when I want, and where I want, but always in moderation.

And that's how I plan to enjoy my summer. I hope you have a good plan for your summer too.

As always, our commitment and promise to provide the best service possible for our clients never changes. We team up with the best vendors who will provide our clients with excellent service. We are here for you. We thank you for entrusting your business to us.

Take care, stay safe and healthy,  
**Millie K. Strohm,**  
President & CEO

## Welcome to Alliant!

**The following communities recently joined our portfolio:**

**The Blue Heron of Naples Condo Assn.**

**Reflection Isles Master Assn.**

**RiverBend Motorcoach Resort**



## Employee Spotlight: Imran Suarez, Admin. Assistant (Naples)

Born in Hialeah Miami, FL, Imran only spent two short years there before his family moved to Naples, and he's been a Naples native ever since. Imran is surrounded by a large family, including two siblings, two brothers-in-law, four nieces, four nephews, a mother-in-law, his father, his father-in-law, and what he describes as his "ball & chain" (we won't tell his wife he said that).



Imran is both a licensed CAM and a licensed Realtor. He got into property management in 2015 and joined our team here at Alliant in 2019. When he isn't working his full-time job at Alliant or selling Real Estate, you can find him bouncing at a local Naples pub on the weekends. Despite his full schedule, Imran always brings a positive attitude with him to the office. He is always willing to step in when needed. His knowledge, drive and dedication makes him an invaluable member of our Naples team.

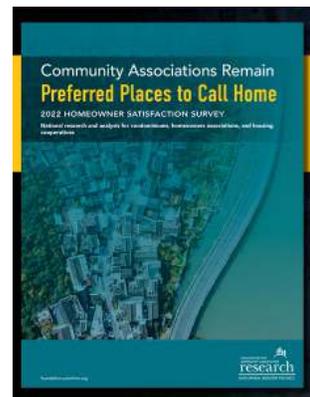


In his free time (the little he has) Imran enjoys going to the gym, photo/video editing, and hanging with his dog, Paisley June. But his real passion is a beautiful 147-acre farm they own in Georgia, complete with a home built in 1908 (yes, it's haunted). Cotton, watermelon and peanuts are grown and there are three pecan trees on the property. Imran loves spending his vacations relaxing at this peaceful paradise.

## Homeowner Satisfaction Survey

*Credit: CAOnline.com, 2022 Foundation for Community Association Research*

For the ninth time in 17 years, Americans living in homeowners associations, condominiums, and housing cooperatives say they're overwhelmingly satisfied in their communities. The April 2022 survey affirms the findings of almost identical national surveys conducted in 2005, 2007, 2009, 2012, 2014, 2016, 2018, and 2020. The 2022 survey was conducted by Zogby Analytics for the Foundation for Community Association Research. The findings from the eight surveys are strikingly consistent and rarely vary a standard margin error for national, demographically representative surveys.



- By large majorities, most residents rate their overall community experience as positive or, at worst, neutral.
- They say their association board members serve the best interests of their communities.
- They say their community managers provide valuable support to residents and their associations.
- They support community association rules because they protect and enhance property values.

The findings objectively refute the unfounded and unsubstantiated myth that the community association model of governance is failing to serve the best interests of Americans who choose to live in common-interest communities.

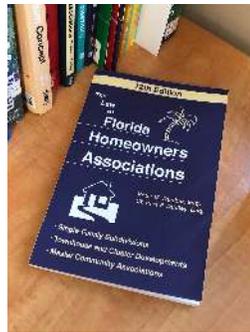


# Governing Documents: The Nuts and Bolts of Associations

In the association management business, we are constantly referencing and referring to an association's governing documents. These documents are an integral part of establishing and conducting business within an association. There is a hierarchy amongst the documents and this hierarchy holds true for all associations. As a board member, it is your job to make sure the association is operating within the parameters of the state statutes and governing documents.

## ***State Law (Statutes)***

The State of Florida has statutes governing condominiums (718), homeowner associations (720) and co-operatives (719). These Statutes regulate the operation of such associations as well as establish developer obligations, association obligations and owner rights. In Florida, the Department of Business and Professional Regulation (DBPR) has the power to enforce and ensure compliance with the provisions in the aforementioned Statutes.



## ***Declarations, Covenants and Restrictions***

Condominiums are created by a declaration of condominium and HOAs are created by a declaration of covenants. These declarations contain the restrictions that regulate residents' behavior, they define owners' rights and obligations, and establish the association's responsibilities.

## ***Articles of Incorporation***

Most associations (and all cooperatives) are incorporated. Their articles of incorporation define

their purposes and powers. Think of them as establishing the basic structure of the association: they identify the association's name, individual voting rights, powers and limits of authority of the directors and officers, corporation status (for-profit or not-for-profit), etc. After October 1, 1995, an association **must** be incorporated and the initial governing documents **must** be recorded in the official records of the county in which the community is located.

## ***Bylaws***

Bylaws address association operations. Think of them as the "nitty gritty" so to speak. Bylaws regulate and manage the affairs of the association, including board meetings, owner meetings and voting rights, quorums, elections of board members, the number of board members, etc.

## ***Rules and Regulations***

Board members have the ability to adopt rules and regulations on behalf of the association. Rules and regulations are recorded as board resolutions. Even though they are a "supplemental" document, they must be consistent with the declaration, the bylaws and state statutes.



Although governing documents are the nuts and bolts of the association, they are almost always trumped by the Florida Statutes. But, when association documents conflict among themselves, the declaration carries the greatest weight and as such has the highest priority, followed by the bylaws and then the rules and regulations.

In addition, associations are also subject to compliance with certain Federal laws: the Civil Rights Act of 1866, the Federal Fair Housing Act, and the Americans with Disabilities Act.



# Avoiding Water Damage

It should be no secret that Florida is especially prone to water damage from not only hurricanes but also those strong (and frequent) summer storms. When unwelcome water finds its way into a building, it can cause not only physical damage but can also breed mold and mildew creating a toxic environment.

There are several steps you can take to prevent water damage or help to keep the intrusion to a minimum:

## Get Your Roof Inspected

A strong and well-maintained roof is your best defense against rain and severe storm damage. A roof experiences a lot of wear and tear over the years. If a roof was damaged in a previous storm and was never repaired (or it was repaired improperly) the chance of water to leak through increases exponentially. By getting your roof routinely inspected and making necessary repairs in a timely manner, your roof will

stand a much better chance of weathering a storm (pun intended).

## Keep Your Gutters Clean and In tact

Gutters are necessary for moving water to appropriate areas surrounding the building. Gutter can become blocked by leaves and other debris. When this occurs, it can obstruct the flow of water that has to come off the roof. Unfortunately, when water can't go one way, it'll go another. This means you could be putting your building's foundation at risk if the water pours out and builds up where its not supposed to. Your best offense against rain damage is making sure the gutters are clean and in

tact; downspouts should be properly spaced and placed so as to direct water away from the building, not towards it.



## Check Landscaping and Terrain

You should make sure that the surrounding landscaping is not deterring the proper flow of water and that the pitch of the terrain does not allow water to flow back towards the foundation or base of the building. Any findings to the contrary should be corrected immediately.

## Caulk & Seal Your Windows

An often overlooked step in home or building maintenance is caulking and sealing the windows, sliders and any other exterior openings. This is an imperative step to prevent rainwater from getting in. If you are in a condominium, water coming in through the window in the unit above can work its way down the rest of the building, causing substantial damage to the units below.

The frequency of when to re-caulk and seal is debatable. A good rule of thumb is to check the condition every two years. If you have exterior painting done, this is a perfect time to caulk and seal. Otherwise you can anticipate re-caulking or sealing every five years or so.



Despite your best efforts, it is possible that you will at some point experience the pitfalls of water damage. When it happens, remember that you need to act fast. Physical damage is not the only concern. Mold and mildew tend to grow quickly in a humid climate. The sooner you can mitigate the problem, the better. Don't hesitate to bring in a professional damage restoration company. Failure to properly restore can lead to costly repairs down the road.



Thank You to the Following Vendors for Supporting Alliant's "Feed Our Frontlines" Campaign



Thank You to the Following Vendors for Their Continued Support Of Habitat For Humanity

