

EXHIBIT 1
RESOLUTION NO. 2022-

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA SUPPORTING ADOPTION OF AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO COMMUNITY ASSOCIATIONS AND TRANSPARENCY AND REQUIRING CONDOMINIUM, COOPERATIVE, AND HOMEOWNERS' ASSOCIATIONS TO FILE A WRITTEN REGISTRATION WITH THE COUNTY CONTAINING CERTAIN INFORMATION AND DOCUMENTS; PROVIDING FOR THE CREATION OF A COUNTY-MAINTAINED PUBLICLY ACCESSIBLE, ONLINE DATABASE OF SUCH INFORMATION AND DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Broward County will consider at a public hearing on June 14, 2022, at 10:00 a.m., the enactment of an Ordinance to be entitled:

“AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO COMMUNITY ASSOCIATIONS AND TRANSPARENCY; AMENDING ARTICLE XVI OF THE BROWARD COUNTY CODE OF ORDINANCES (“CODE”), CREATING SECTIONS 5-221 THROUGH 5-225 OF THE CODE, PROVIDING FOR TITLE, COUNTYWIDE APPLICABILITY, INTENT, FINDINGS, AND PURPOSE; REQUIRING CONDOMINIUM, COOPERATIVE, AND HOMEOWNERS' ASSOCIATIONS TO FILE A WRITTEN REGISTRATION WITH THE COUNTY CONTAINING CERTAIN INFORMATION AND DOCUMENTS; PROVIDING FOR THE CREATION OF A COUNTY-MAINTAINED PUBLICLY ACCESSIBLE, ONLINE DATABASE OF SUCH INFORMATION AND DOCUMENTS; PROVIDING FOR ENFORCEMENT; AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE;” and

WHEREAS, on June 3, 2020, with the assistance of former Florida State Representative Julio Robaina, the City of Hallandale Beach became the first Florida city to pass the “Condominium and HOA Transparency Act,” requiring Condominium Associations, Multi-Family Homeowner, and Cooperative Apartment Associations operating their property within the City of Hallandale Beach to complete an annual registration as codified in Sections 9-9 and 9-10 of the City's Code of Ordinances; and

42 **WHEREAS**, in 2021 and 2022, the City of Hallandale Beach Commission amended
43 the “Condominium and HOA Transparency Act,” registration requirements of the act to
44 better achieve the purpose of the original ordinance, including date of registration to
45 accommodate typical election and budget cycles of many associations, increasing
46 penalties for non-compliance and providing for posting of delinquent registrations; and

47 **WHEREAS**, the City of Hallandale Beach Commission, on frequent occasions
48 receives complaints from condo owners residing throughout Broward County, noting a
49 need for the City’s “Condominium and HOA Transparency Act,” to be adopted throughout
50 Broward County; and

51 **WHEREAS**, on March 3, 2022, Miami-Dade County passed an ordinance mirroring
52 The City of Hallandale Beach “Condominium and HOA Transparency Act,” requiring
53 condominium, co-operative, and homeowner associations to file financial and governing
54 documents into a public online library. This database, will be made available after the
55 submission deadline of February 2023; and

56 **WHEREAS**, according to the Broward.org website, 40.7% comprises the
57 county’s multi-family dwellings, indicating a need for Broward County to provide a
58 database and promote condominium and multi-family homeowner association
59 transparency to the public; and

60 **WHEREAS**, the Mayor and City Commission believe that it is in the best interest
61 of the residents of the City of Hallandale Beach and Broward County to support Broward
62 County’s proposed “Community Associations and Transparency Ordinance.”

63
64 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**
65 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

66
67 **SECTION 1.** The foregoing “Whereas” clauses are incorporated herein.

68
69 **SECTION 2.** The Mayor and City Commission hereby express their support for
70 Broward County’s proposed “Community Associations and Transparency Ordinance,”
71 which would create transparency to the public. The City Clerk is directed to transmit this
72 resolution to the Broward County Administrator and the Broward County Commission, the
73 Miami-Realtor Association and the Broward, Palm Beach and St. Lucie Realtor
74 Association.

SECTION 3. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

APPROVED AND ADOPTED this ____ day of _____ 2022.

JOY F. COOPER
MAYOR

SPONSORED BY: COMMISSIONER ANABELLE LIMA-TAUB

ATTEST:

JENORGEN GUILLEN
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY