1	EXHIBIT 1
2	RESOLUTION NO. 2023-
3	
4 5 6 7 8 9 10 11	A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, SUPPORTING RESERVE STUDY REQUIREMENTS ENACTED BY THE FLORIDA LEGISLATURE TO PROTECT CONDOMINIUM HOMEOWNERS AND SUPPORTING ADOPTION OF ADDITIONAL RECOMMENDATIONS TO FIGHT AND PENALIZE THEFT AND FRAUD IN CONDOMINIUM ASSOCIATIONS; AND PROVIDING AN EFFECTIVE
L3 L4 L5	DATE.
L6	WHEREAS, the City of Hallandale Beach, Florida is densely populated with
L7	numerous condominium and homeowner associations; and
L8	
L9	WHEREAS, condominium associations are governed by Florida Statute 718 et
20	Seq., "The Florida Condominium Act;" and
21	
22	WHEREAS, in 2022, the Florida Legislature passed amendments requiring
23	structural integrity reserve studies to be conducted and reserves to be budgeted for
24	anticipated expenditures; and
25	
26	WHEREAS, in light of recent tragedies and a number of structural failures
27	occurring in condominiums throughout Florida, these requirements were long overdue and
28	necessary to protect the health, safety and investment of condominium owners and residents, and should not be weakened nor diminished in any way; and
29 30	residents, and should not be weakened not diminished in any way, and
31	WHEREAS, in fact, a 2017 Miami-Dade Grand Jury identified a prevalent issue of
32	theft and fraud that further endangers the reserves that condominium associations should
33	maintain to ensure future repairs to structural integrity; and
34	
35	WHEREAS, the report found that while Florida has more than 20,000 licensed
36	condo association managers and more than 2,000 management companies, the Division
37	of Regulation within the state has only 53 investigators, who regulate all licensed
88	professionals statewide, including thousands not related to condos; and

1 RESO 2023 -

39	
40	WHEREAS, the Grand Jury recommended the following safe guards to protect
41	homeowners while avoiding government overreach:
42	
43	 Amend the Florida Condominium Act (FCA) to provide criminal penalties
44	for the destruction of association records or the failure to provide records
45	upon lawful request, and personal liability for directors and board members
46	how fail to timely respond to records requests.
47	
48	 Amend the FCA to include criminal penalties for election fraud and for
49	board members and licensed administrators who act "in bad faith" for their
50	personal profit or are involved in fraudulent activities
51	
52	 Amend the law to allow DBPR to oversee Condominiums more effectively.
53	At a minimum, the Legislature should authorize DBPR to inspect records
54	and to personally fine board members for failing to comply with the law or
55	provide reports to members timely.
56	
57	 Expand the Florida Condominium Ombudsman's ability to oversee
58	condominiums.
59	
60	WHEREAS, the Mayor and City Commission of the City of Hallandale Beach
61	strongly support maintaining the new structural integrity reserve study requirements and
62	further strongly encourage the Florida Legislature to adopt common sense
63	recommendations to strengthen the ability to detect and penalize fraud and theft that
64	endanger condominium reserves and resources, and thereby the lives of condo residents.
65 66	NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND THE CITY
66 67	NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY
67 68	COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:
69	SECTION 1. The foregoing "Whereas" clauses are incorporated herein.
70	OLOTION I. The loregoing whoreas clauses are incorporated herein.
70 71	SECTION 2. The Mayor and City Commission of the City of Hallandale Beach
7 <u>-</u> 72	strongly support maintaining the new structural integrity reserve study requirements and

73	further strongly encourage the Florida Legislature to adopt common sense
74	recommendations to strengthen the ability to detect and penalize fraud and theft that
75	endanger condominium reserves and resources, and thereby the lives of condo residents.
76	
77	SECTION 4. The City Clerk is hereby instructed to distribute this resolution to
78	associations known to the City and to other individuals and representatives, as
79	appropriate, including City Clerks of other municipalities, the Florida League of Cities and
80	the Broward Delegation.
81	
82	SECTION 5. Effective Date. This Resolution shall take effect immediately upon
83	its passage and adoption.
84	
85	APPROVED AND ADOPTED thisday of 2023.
86 87 88 89 90	JOY F. COOPER MAYOR
92	SPONSORED BY: MAYOR JOY COOPER
93	ATTECT.
94	ATTEST:
95 96 97 98 99	JENORGEN GUILLEN, CITY CLERK
100 101 102 103 104 105	APPROVED AS TO LEGAL SUFFICIENCY AND FORM
106 107 108 109	JENNIFER MERINO CITY ATTORNEY

3 RESO 2023 -