

1 EXHIBIT 1
2 RESOLUTION NO. 2023-
3

4 A RESOLUTION OF THE MAYOR AND CITY
5 COMMISSION OF THE CITY OF HALLANDALE BEACH,
6 FLORIDA, SUPPORTING RESERVE STUDY
7 REQUIREMENTS ENACTED BY THE FLORIDA
8 LEGISLATURE TO PROTECT CONDOMINIUM
9 HOMEOWNERS AND SUPPORTING ADOPTION OF
10 ADDITIONAL RECOMMENDATIONS TO FIGHT AND
11 PENALIZE THEFT AND FRAUD IN CONDOMINIUM
12 ASSOCIATIONS; AND PROVIDING AN EFFECTIVE
13 DATE.
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16 WHEREAS, the City of Hallandale Beach, Florida is densely populated with
17 numerous condominium and homeowner associations; and
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19 WHEREAS, condominium associations are governed by Florida Statute 718 et.
20 Seq., "The Florida Condominium Act;" and
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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
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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
29 residents, and should not be weakened nor diminished in any way; and
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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
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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
38 professionals statewide, including thousands not related to condos; 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.

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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.

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82 **SECTION 5. Effective Date.** This Resolution shall take effect immediately upon
83 its passage and adoption.

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85 APPROVED AND ADOPTED this _____ day of _____ 2023.

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89 _____
90 JOY F. COOPER
91 MAYOR

92 SPONSORED BY: MAYOR JOY COOPER

93
94 ATTEST:

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97 _____
98 JENORGEN GUILLEN, CITY CLERK

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100
101 APPROVED AS TO LEGAL SUFFICIENCY
102 AND FORM

103
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106 _____
107 JENNIFER MERINO
108 CITY ATTORNEY
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