

Contact the Board at Board@tequestapinespoa.com to request Zoom meeting access information.

**TEQUESTA PINES PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING**

Tuesday, February 11, 2025 at 6:30 PM

AGENDA

LOCATION: Video Conference Meeting via Zoom

- 1. CALL TO ORDER AND ROLL CALL** (*Record Meeting Start time*)
Thomas Bradford, President
Marco Valdez, Treasurer
Richard Evan, Director
Jennifer Boushie, Director
Alex Orr, Director
- 2. APPROVAL OF AGENDA** (*as is, additions, deletions or modifications*)
- 3. PROOF OF DUE NOTICE OF MEETING** (*Notice of this meeting was posted on the TPPOA website not less than 48 hours prior to this meeting. Property owners receive a calendar of all Board monthly meetings annually per Florida Statute.*)
- 4. DISPOSAL OF UNAPPROVED MINUTES**
 - A. Minutes of Board Meeting on January 14, 2025.
- 5. PRESENTATION OF COMMITTEES & THE TREASURER'S REPORT**
 - A. Compliance Committee Report.
 - B. Treasurer's Report. (*Marco Valdez, Treasurer*)
 1. TPPOA 01/31/25 Balance Sheet and P&L (*Preliminary*)
 - C. Architectural Review Committee Applications. (*Marco Valdez, Treasurer*)
 1. 78 Hickory Hill Rd. – Fence
 2. 15 Oak Ridge Ln.- Roof/Paint
 3. 97 Beechwood Tr – Roof
- 6. OLD BUSINESS**
 - A. Update on Electronic Voting by Property Owners. (Thomas Bradford, President)
 - B. Continued Discussion on Creating a Property Owner Survey for Property Rentals in Tequesta Pines. (*Thomas Bradford, President, for overview of Attorney responses*) & (*Jennifer Boushie, Director*)
- 7. NEW BUSINESS**
 - A. Alternatives for Annual Assessment Payments. (*Jennifer Boushie, Director*) & (*Marco Valdez, Treasurer*)
 - B. Discussion on Establishing Separate TPPOA Email Accounts for all Board Members. (*Marco Valdez, Treasurer*)
 - C. Review of the Late Penalty Policy. (*Marco Valdez, Treasurer*)
- 8. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS**
- 9. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS**

THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

10. NEXT MEETING - Monthly Board Meeting- March 11, 2025 at 6:30 PM Via Zoom.

11. ADJOURNMENT (*Record Meeting adjournment time*)

Contact the Board at Board@tequestapinespoa.com to request Zoom meeting access information.

**TEQUESTA PINES PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING MINUTES**

Tuesday, January 14, 2025 at 6:30 PM

AGENDA

LOCATION: Video Conference Meeting via Zoom

1. CALL TO ORDER AND ROLL CALL (*Record Meeting Start time*)

The Board meeting commenced at 6:30 PM.

- √ Thomas Bradford, President
- √ Marco Valdez, Treasurer
- √ Richard Evan, Director
- √ Jennifer Boushie, Director
- √ Alex Orr, Director

√ = Present; X = Absent

2. APPROVAL OF AGENDA (*as is, additions, deletions or modifications*)

The agenda was approved as submitted by unanimous vote of the Board members.

3. PROOF OF DUE NOTICE OF MEETING (*Notice of this meeting was posted on the TPPOA website not less than 48 hours prior to this meeting. Property owners receive a calendar of all Board monthly meetings annually per Florida Statute.*)

Due notice of this meeting was provided.

4. DISPOSAL OF UNAPPROVED MINUTES

A. Minutes of Board Meeting on December 10, 2024.

The minutes of the Board meeting on December 10, 2024 were approved as submitted by unanimous vote of the Board members.

5. PRESENTATION OF COMMITTEES & THE TREASURER'S REPORT

A. Compliance Committee Report.

Board members had no compliance issues to report.

B. Treasurer's Report. (*Marco Valdez, Treasurer*)

1. TPPOA 12/31/24 Balance Sheet and P&L (*Preliminary*)

Treasurer Valdez gave an overview of the final status of the 2024 budget comparing actual to adopted, with reference to how reserves are funded and utilized. The 2024 budget was a success resulting in the total 2025 budget being virtually the same with resulting property owner assessments remaining fixed for the third year in a row.

C. Architectural Review Committee Applications. (*Marco Valdez, Treasurer*)

1. 65 Russell Street- Generator

This ARC application was reviewed and approved by a unanimous vote of the Board members.

6. OLD BUSINESS

A. Update on 2024/2025 Legislative Changes for POA Requirements. (*Marco Valdez, Treasurer*) ----->

THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

Treasurer Valdez provided an overview of the Florida legislative changes imposed on POAs such as TPPOA and the work required by TPPOA to comply and the deadlines associated with the various new requirements.

- B. Continued Discussion on Creating a Property Owner Survey for a Minimum Term for Property Rentals. *(Thomas Bradford, President)*

In light of the workload TPPOA was faced with in 2024 to comply with new Florida law, this item was deferred to 2025. The consensus of the Board was to proceed with creating a survey of Tequesta Pines property owners to gauge their willingness and/or preferences for TPPOA to regulate rentals in accordance with what is allowed per Florida law. Director Boushie volunteered to put together a Survey Monkey list of questions to consider for such a property owner rentals survey.

7. NEW BUSINESS

- A. Consideration of Jennifer Boushie as a New Member of the TPPOA Board of Directors. *(Marco Valdez, Treasurer)*

This agenda item was pushed up to a place earlier on the agenda to enable Mrs. Boushie to fully participate in the items on the agenda. Jennifer Boushie was unanimously approved by the Board as a new TPPOA Board member.

- B. Consideration of Alex Orr as a New Member of the TPPOA Board of Directors. *(Marco Valdez, Treasurer)*

This agenda item was pushed up to a place earlier on the agenda to enable Mr. Orr to fully participate in the items on the agenda. Alex Orr was unanimously approved by the Board as a new TPPOA Board member.

- C. Electronic Voting by Property Owners and Authorization to Request Renne Renuart, Esq. to Provide the TPPOA Board with Information on the Steps Needed to Properly Implement the Same, Subject to Prior Approval of the Board in Regard to Implementation of Electronic Voting. *(Thomas Bradford, President)*

In 2024 the Board became aware that electronic voting was an option that might be helpful to TPPOA and its property owners, but this was postponed to 2025 for the Board to focus on meeting the deadlines associated with new Florida law. After discussion, the Board voted unanimously to authorize President Bradford to request the TPPOA attorney to provide the Board with information on electronic voting and how to implement it, if needed.

- D. Resolution Authorizing TPPOA President and/or TPPOA Treasurer to Execute Requested Valley Bank Corporate Banking Resolution and HOA Signature Card Documents. *(Thomas Bradford, President)*

The Board unanimously approved TPPOA President and/or TPPOA Treasurer to Execute the Valley Bank Corporate Banking Resolution and HOA Signature Card Documents which designated approved banking signatories for the TPPOA Valley Bank account(s).

- E. TPPOA Records Retention Policy for Adoption Consideration. **Resolution No.1-2025**, A Resolution of The Board of Directors of The Tequesta Pines Property Owners Association (TPPOA) Adopting A TPPOA Records Management and Records Retention Policy Pursuant to Florida Law and For Other Related

Contact the Board at Board@tequestapinespoa.com to request Zoom meeting access information.

Purposes and Requirements as Stated Herein Below; Providing an Effective Date. *(Thomas Bradford, President)*

One of the new Florida laws adopted in 2024 required each HOA/POA to have an approved Records Retention Policy. Therefore, this proposed TPPOA Records Management and Records Retention Policy was created in order to comply. Resolution No.1-2025 approved its attached TPPOA Records Management and Records Retention Policy. After discussion, the Board unanimously approved Resolution No.1-2025 and its attached TPPOA Records Management and Records Retention Policy.

8. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

There were no communications from Tequesta Pines Property Owners.

9. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS

There were no other matters to come before the Board and no additional open discussion.

10. NEXT MEETING - Monthly Board Meeting- February 11, 2025 at 6:30 PM Via Zoom.

11. ADJOURNMENT *(Record Meeting adjournment time)*

The meeting was adjourned by a unanimous vote of the Board at 7:41 PM.

THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

Tequesta Pines POA
Balance Sheet
As of January 31, 2025

Accrual Basis

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	51,950.21
Valley Nat'l Bank MM-Reserve	95,227.45
Total Checking/Savings	147,177.66
Accounts Receivable	
1200 · Accounts Receivable	17,917.02
Total Accounts Receivable	17,917.02
Total Current Assets	165,094.68
TOTAL ASSETS	165,094.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	4,149.00
Total Accounts Payable	4,149.00
Other Current Liabilities	
Reserves-Major Repair/Repl.	88,808.10
Total Other Current Liabilities	88,808.10
Total Current Liabilities	92,957.10
Total Liabilities	92,957.10
Equity	
1110 · Retained Earnings	12,903.60
Net Income	59,233.98
Total Equity	72,137.58
TOTAL LIABILITIES & EQUITY	165,094.68

Page 1 of 2

Page 2 of 2



President TPPOA <president@tequestapinespoa.com>

RE: Electronic Voting for TPPOA

1 message

Renee Renuart <reneer@wassersteinpa.com>
To: President TPPOA <president@tequestapinespoa.com>
Cc: Board TPPOA <board@tequestapinespoa.com>

Mon, Jan 27, 2025 at 5:33 PM

Hi Tom,

The process for electronic voting is pretty simple. The board would just need to **pass a resolution at a properly noticed board meeting with a 14 day notice**. Once the resolution is passed by the board it is still up to the board if you want to actually implement electronic voting. **Just because you pass the resolution does not mean you have to implement it**. To do so, **you would have to retain one of the companies that does the electronic voting like Get Quorum or My HOAst**. They will walk you through the procedures and how it works. If the board does decide to implement the electronic voting and you retain a company, **you would need to send out the consent form to your owners**. **Any owners that do not consent will still need to vote by paper ballot/proxy**. You are kind of at a disadvantage because usually the management companies will assist the board with this, and you do not have management company. However, that does not mean you cannot still do it. **It will just be more work for the board**. I know that the **companies that do the electronic voting have a presentation so you may want to contact one of them and see if they will give you some type of presentation about their services and how it works and what the costs are**.

Regards,

Renee Renuart, Esq.

WASSERSTEIN, P.A.

301 Yamato Road, Suite 2199

Boca Raton, Florida 33431

Phone: (561) 288-3999

E-mail: reneer@wassersteinpa.com

Website: www.wassersteinpa.com



Follow Our Blog: [Florida Association Law Blog](#)

Notice: This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the

intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by the telephone number listed above and delete this message and all copies and backups thereof. A part of our firm's practice involves the collection of debt on behalf of our clients. If you are someone against whom one of our clients has a claim, please be aware that this communication is from a debt collector as defined by law and any information obtained will be used for that purpose.

From: President TPPOA <president@tequestapinespoa.com>
Sent: Sunday, January 26, 2025 3:16 PM
To: Renee Renuart <reneer@wassersteinpa.com>
Cc: Board TPPOA <board@tequestapinespoa.com>
Subject: Electronic Voting for TPPOA

Renee:

After giving this subject some more thought, I think that it would be best at this time if you can outline the steps that are involved in order for TPPOA to pursue implementation of electronic voting while generally describing what the resolution and consent form set into motion for the process you outline. For example, we need more information on the rules for electronic vote collection and what impact it has on TPPOA if a property owner does not consent to electronic voting. We can initiate the resolution and consent form if we wish to after you give us an overview of the process and ground rules for electronic voting.

Let me know if you have any questions or concerns about what TPPOA is seeking from you at this time.

Tom Bradford

(b) The habitability of the parcel or for the health and safety of such person unless a governmental order or determination, or a public health directive from the Centers for Disease Control and Prevention, has been issued prohibiting such access to the parcel. Any such access is subject to reasonable restrictions adopted by the association.

History.—s. 19, ch. 2014-133; s. 26, ch. 2021-99.

720.317 Electronic voting.

(1) The association may conduct elections and other membership votes through an Internet-based online voting system if a member consents, electronically or in writing, to online voting and if the following requirements are met:

(a) The association provides each member with:

1. A method to authenticate the member's identity to the online voting system.
2. A method to confirm, at least 14 days before the voting deadline, that the member's electronic device can successfully communicate with the online voting system.

3. A method that is consistent with the election and voting procedures in the association's bylaws.

(b) The association uses an online voting system that is:

1. Able to authenticate the member's identity.
2. Able to authenticate the validity of each electronic vote to ensure that the vote is not altered in transit.
3. Able to transmit a receipt from the online voting system to each member who casts an electronic vote.
4. Able to permanently separate any authentication or identifying information from the electronic election ballot, rendering it impossible to tie an election ballot to a specific member. This subparagraph only applies if the association's bylaws provide for secret ballots for the election of directors.
5. Able to store and keep electronic ballots accessible to election officials for recount, inspection, and review purposes.

(2) A member voting electronically pursuant to this section shall be counted as being in attendance at the meeting for purposes of determining a quorum.

(3) This section applies to an association that provides for and authorizes an online voting system pursuant to this section by a board resolution. The board resolution must provide that members receive notice of the opportunity to vote through an online voting system, must establish reasonable procedures and deadlines for members to consent, electronically or in writing, to online voting, and must establish reasonable procedures and deadlines for members to opt out of online voting after giving consent. Written notice of a meeting at which the board resolution regarding online voting will be considered must be mailed, delivered, or electronically transmitted to the unit owners and posted conspicuously on the condominium property or association property at least 14 days before the meeting. Evidence of compliance with the 14-day notice requirement must be made by an affidavit executed by the person providing the notice and filed with the official records of the association.

(4) A member's consent to online voting is valid until the member opts out of online voting pursuant to the procedures established by the board of administration under subsection (3).

(5) This section may apply to any matter that requires a vote of the members.

History.—s. 8, ch. 2015-97; s. 11, ch. 2024-221.

720.318 First responder vehicles.—An association may not prohibit a first responder, as defined in s. 112.1815(1), who is a parcel owner, or who is a tenant, guest, or invitee of a parcel owner, from parking his or her assigned first responder vehicle in an area where the parcel owner, or the tenant, guest, or invitee of the parcel owner, otherwise has a right to park, including on public roads or rights-of-way.

History.—s. 3, ch. 2020-5; s. 12, ch. 2024-221.

**PART II
DISCLOSURE PRIOR TO SALE OF
RESIDENTIAL PARCELS**

Jennifer <jenniferboushie13@gmail.com>
To: Board TPPOA <board@tequestapinespoa.com>

Thu, Jan 16, 2025 at 11:10 AM

Good morning,

Here is a brief survey we can use in the future. I can upload to survey monkey when needed. Just a start. Also, after speaking with some of the neighborhood, before Memorial Day would be a good time to have a gathering. School lets out the Friday after and people with kids will be starting summer travel. Maybe sometime in April, after Easter? One more thing...maybe we can try and get an Instagram page up. Tom if you give me access to admin our FB page I can get things going and have our TPPOA sign up for emails on there.

That's it for now. Thank you

Jennifer Boushie

Dear Tequesta Pines Homeowner,

We are seeking your feedback on potential changes to our HOA's rental policies. Please take a moment to answer the following brief questions:

1. Should the HOA limit the number of rental properties in our community?
 - Yes
 - No
 - No Opinion
2. What maximum percentage of homes in the community should be allowed to be rented?
 - 0-5%
 - 6-10%
 - 11-15%
 - 16% or more
3. What should be the maximum length of time for which a home can be rented to a single tenant?
 - Less than 6 months
 - 6-12 months
 - Over 12 months
 - No limit
4. Do you think there should be a cap on the number of times a property can be rented in a year (e.g., seasonal or short-term rentals)?
 - Yes
 - No
 - No Opinion
5. Should the HOA require homeowners to submit rental applications for approval before renting out their property?
 - Yes
 - No
 - No Opinion
6. What other rental-related policies would you like to see addressed in the HOA bylaws? (Please specify any additional concerns or suggestions)
[Open text box]

Thank you for your time and input!

Sincerely,
TPPOA Board



Thomas Bradford <tgbradford3@gmail.com>

RE: HOA Limitations on Rental Properties

1 message

Renee Renuart <reneer@wassersteinpa.com>

Fri, Jan 24, 2025 at 12:04 PM

To: President TPPOA <president@tequestapinespoa.com>

Cc: Thomas Bradford <tgbradford3@gmail.com>, Board TPPOA <board@tequestapinespoa.com>

Hi Tom,

That is correct. Below is the actual language from the statute. This certainly does not mean that you cannot pass leasing amendments. It only means that if the amendments pass with the required vote of your members that **the new amendments (with the exceptions listed in the statute below) would only apply to new owner and owners that voted in favor of the amendments.** With that said, this is not something that I recommend spreading to your owners because most owners do not know that if the amendments are passed and they voted no, that they would not apply to them.

(h)1. Except as otherwise provided in this paragraph, any governing document, or amendment to a governing document, that is enacted after July 1, 2021, and that prohibits or regulates rental agreements applies only to a parcel owner who acquires title to the parcel after the effective date of the governing document or amendment, or to a parcel owner who consents, individually or through a representative, to the governing document or amendment.

2. Notwithstanding subparagraph 1., an association may amend its governing documents to prohibit or regulate rental agreements for a term of less than 6 months and may prohibit the rental of a parcel for more than three times in a calendar year, and such amendments shall apply to all parcel owners.

Regards,

Renee Renuart, Esq.

WASSERSTEIN, P.A.

301 Yamato Road, Suite 2199

Boca Raton, Florida 33431

Phone: (561) 288-3999

E-mail: reneer@wassersteinpa.com

Website: www.wassersteinpa.com



Follow Our Blog: [Florida Association Law Blog](#)

Notice: This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by the telephone number listed above and delete this message and all copies and backups thereof. A part of our firm's practice involves the collection of debt on behalf of our clients. If you are someone against whom one of our clients has a claim, please be aware that this communication is from a debt collector as defined by law and any information obtained will be used for that purpose.

From: President TPPOA <president@tequestapinespoa.com>
Sent: Thursday, January 23, 2025 10:25 PM
To: Renee Renuart <reneer@wassersteinpa.com>
Cc: Thomas Bradford <tgb Bradford3@gmail.com>; Board TPPOA <board@tequestapinespoa.com>
Subject: Re: HOA Limitations on Rental Properties

Renee:

Is it your opinion that if a resident votes NO to rental restrictions that this property owner does not have to abide by the rental restrictions put forth by TPPOA should these rental restrictions pass by a proper majority vote of the property owners on a rental restrictions proposal? That appears to be a takeaway from what you have written above.

Tom Bradford

On Thu, Jan 23, 2025 at 6:50 PM Renee Renuart <reneer@wassersteinpa.com> wrote:

Hi Tom,

Please see my responses below in red. Let me know if you have any additional questions.

Regards,

Renee Renuart, Esq.

WASSERSTEIN, P.A.

301 Yamato Road, Suite 2199

Boca Raton, Florida 33431

Phone: (561) 288-3999

E-mail: reneer@wassersteinpa.com

Website: www.wassersteinpa.com



Follow Our Blog: [Florida Association Law Blog](#)

Notice: This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by the telephone number listed above and delete this message and all copies and backups thereof. A part of our firm's practice involves the collection of debt on behalf of our clients. If you are someone against whom one of our clients has a claim, please be aware that this communication is from a debt collector as defined by law and any information obtained will be used for that purpose.

From: Thomas Bradford <tgbradford3@gmail.com>
Sent: Friday, January 17, 2025 8:00 AM
To: Renee Renuart <reneer@wassersteinpa.com>
Cc: Board TPPOA <board@tequestapinespoa.com>
Subject: HOA Limitations on Rental Properties

Renee:

We are exploring the possibility of placing limitations on rental properties in Tequesta Pines, but we intend to survey our property owners on the subject before we do anything formally in order to gauge the amount of interest. I am not opposed to having rental limitations. In fact, I want to have legal rental limitations before the Florida legislature decides that we can no longer have them. My purpose here is to try to determine what can and cannot be done in Florida in this regard. When I do an internet search on the subject I see the following:

"If your HOA restricts rentals or wants to, you may want to consult with an experienced homeowners' association attorney in Florida to determine whether the restrictions meet the definition of "reasonable" under state law." Renee, this is why I am contacting you upfront. Besides, who knows if you can truly believe what one reads on the internet these days?

Can HOAs prohibit rentals in Florida? *Generally, yes, subject to members voting affirmatively to do so. Homeowners' associations can either create rental restrictions or prohibit homeowners from renting out their units. While many HOAs prohibit or restrict long-term rentals in Florida, some only ban short-term rentals (Airbnb).*

How can a homeowners' association restrict rentals?

Under Section 718.110(13), Florida Statutes, HOAs can limit the number of times a homeowner is permitted to rent their unit during a specified period.

The most common rental restrictions established by HOAs include:

- ***Permitting homeowners to rent a unit a limited number of times per year.*** *For example, an HOA may allow owners to rent their home or condo once or twice a year.*
- ***Setting a minimum lease period.*** *This is a common restriction aimed at banning short-term rentals and Airbnb in HOAs. Typically, HOAs set 30, 60, or 90 days as a minimum lease period.*
- ***Imposing a mandatory waiting period.*** *Some homeowners' associations allow homeowners to rent their units after a certain amount of time has passed. For example, an HOA may require owners to occupy or own a unit for a year before renting it out. (This may come in handy to keep investment firms and others from buying homes for the sole purpose of operating the asset as a rental property. TB)*
- ***Limiting the number of rental units in the HOA.*** *Many HOAs impose a rental cap to limit the number of rental units in the community. For example, if the rental cap is set at 30%, you can only rent your unit if 29% or fewer units are currently rented in the HOA.*

When evaluating the reasonableness of rental prohibitions or restrictions, courts determine whether the HOA had a legitimate purpose for prohibiting or restricting rentals.

Can an HOA screen and turn down tenant applications?

Many HOAs reserve the right to screen and turn down prospective tenants in order to weed out renters who might be "harmful" to the community. However, HOAs must be cautious about conducting background checks because the Fair Housing Act prohibits discrimination based on the renter's race, national origin, color, gender, religion, disability, and familial status.

Based on some potential ideas being considered at this time I am asking you the following questions:

1. Under current Florida law, can an HOA have any rental restrictions in their HOA jurisdiction? If yes, then:

A) Can an HOA place a total and complete prohibition on rentals in their HOA jurisdiction? **Yes.**

B) Can an HOA limit the number of rental properties in their HOA jurisdiction? **Yes, you can implement rental caps however, I do not recommend them because it is a nightmare to keep track of especially if you do not have a management company to assist with that.**

C) Can an HOA place a maximum percentage cap on the percentage of homes in their community that are allowed to be rented at any given time? **Yes, see my answer above.**

D) Can an HOA place a maximum or minimum length of time for which a home can be rented to a single tenant? **Yes.**

E) Can an HOA place a cap on the number of times a property can be rented in a year (e.g., seasonal or short-term rentals)? **Yes.**

F) Can an HOA require homeowners to submit rental applications, say for Board approval, before renting out their property? To keep an application review process on track without violating the law, what sort of things can a Board or committee thereof refer to like a credit report, background check etc.? Since these things are not free, can we establish an application fee for rentals directly related to the costs we will incur in a proper application review process? **Yes to all of the above.**

G) What is a legitimate purpose for prohibiting or restricting rentals in an HOA like TPPOA, which is a single-family home community? **Rental restrictions in associations are extremely common because it gives the association the ability to have control over who is living in your neighborhood and maintain your property values. I would say that one of the biggest things that associations are trying to prevent is short term rentals and the Airbnb rentals. The restrictions do vary in different communities because some prefer to have more restrictions, and some prefer to have less. Some associations are concerned about potential discrimination actions in the event of denial of a lease, but you should keep in mind that there are specific HUD guidelines that we as the attorneys use in drafting the proposed language to make sure those are complied with.**

2. Are there any other matters that you think we should consider in regard to rental restrictions in our HOA and the survey we are going to prepare? Yes, F.S. 720.306 provides that any amendment that prohibits or regulates rental agreements applies only to the owners that acquire title after the amendment was passed and to the current owners that voted in favor of the amendments. The exception to that in the statute is a provision that regulates rental agreements for a term of less than 6 months, and which prohibits a rental for more than 3 times in a calendar year and that would apply to all owners regardless of whether they voted in favor of it. The board does not necessarily need to disclose that to your owners but rather something you should just be aware of.

All the best,

Thomas G. Bradford

44 Chestnut Trail

Tequesta, FL 33469

Tele: 561.744.7640

Mobile: 561.346.6061

Email: tgbradford3@gmail.com

✦ Summarize this email

T Treasurer TPPOA
to Board ▾

2:28 PM (1 hour ago) ☆ ↩ Reply ⋮

Hi all,

Here's a summary of my research on the subject topic:

- Our bank (Valley Bank) does not offer Zelle for Commercial Accounts and they have no insight as to if or when that service will be offered
- Roughly 25% of our property owners pay with bank billpay checks. The majority of them still use paper checks
- Since we will never have unanimous participation with email from our property owners, we need to continue to send paper invoices managed in QuickBooks.
- For minimal website development work (<\$500) we can add a pay page to a TPPOA website member's profile to allow them to pay their assessment via PayPal. PayPal will accept PayPal and credit cards. Fees are on the order of 3 - 3.5%
 - We would need to set up and maintain a PayPal account.
 - We would need to set up data rules and test thoroughly to ensure property owner's info is included in the payment fed from PayPal to our bank.
- If we enroll in QuickBooks Payments (similar fees to PayPal), we can accept payments via QuickBooks.
 - This has the advantage of ensuring a match between the payment and property owner account.
 - The payment link would be printed on the statement. My guess is the link website address will not be very user friendly based on my experience. Each link is unique.
 - There's an extra complication as we currently send out statements to capture previous year late fees and payment links are associated with invoices.

My intent of adding this topic to the February Board meeting is not to discuss and come up with direction. It's simply to share my research and see if other Board members want to dig deeper or wider before we start discussing a direction.

Regards,
Marco