

Model Home Decorating  
**Florentine  
 inspiration  
 at Ana Capri**

Page 22



Leisure Lifestyle  
**Eight-acre lake  
 highlights  
 The Arbors**

Page 4

Real Estate Matters  
**Today's market  
 is prime time  
 for homeownership**

Page 16

# REAL ESTATE WEEKEND

[www.PalmBeachPost.com](http://www.PalmBeachPost.com)

Contents prepared by the Marketing Department

## GUEST COLUMN

### Get Involved in your community association to protect your rights

By JOHN R. MATH

When joining an association, a new owner should become aware of the powers of the association and how it may affect everyone living in that community.

Generally, the board of directors (elected by the owners) is given, the power to uphold and administer the provisions of the association documents and state statutes.

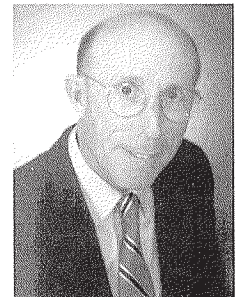
Usually, a property manager employed by the association and directed by the board of directors' administers the day-to-day operations of the association. Small communities might manage their associations themselves. The board of directors is empowered to operate, manage and administer the association. The association documents also give the directors the powers to make certain decisions and perform certain duties:

- To create and enforce reasonable rules and regulations as it sees fit from time to time.
  - To create and adopt the association's annual budget.
  - To hire and fire all personnel who help maintain and operate the association.
  - To uphold and enforce all provisions of the community documents.
  - To hire and fire all professional consultants and contractors who help maintain and operate the association.
  - To call and hold director and member meetings, as set forth in the documents.
  - To approve or disapprove all lease and sales agreements.
  - To levy and collect all regular and special assessments.
  - To maintain the association for the greater good of the majority of members.
- To have the power to insure and protect association property against fire, flood, hazard, liability and/or theft.
  - To approve or disapprove of architectural changes and modifications.
- If an owner is unhappy with the management of the association, he or she may, through documents and state statutes, change the course of the association in the following ways:
- Get elected to the board of directors.
  - Utilize provisions in the documents for the membership to petition the board of directors to hold members' meetings to overturn certain decisions that the board has made.
  - There also are provisions that allow the membership to recall the board of directors and replace members with new directors.
- As a member, you have rights that are protected through the documents and

state statutes. In the case of a condominium or of cooperative units, all owners have the right to contact the Division of Florida Land Sales, Condominiums and Mobile Homes, as the department has the power to enforce and ensure the compliance with this act. Homeowners and property owners associations are not directors. As a member, you have rights that are protected through the documents and state statutes. In the case of a condominium or of cooperative units, all owners have the right to contact the Division of Florida Land Sales, Condominiums and Mobile Homes, as the department has the power to enforce and ensure the compliance with this act. Homeowners and property owners associations are not regulated by the state, but there are statutes and documents governing the community that

must be followed. As an owner in a community association, you can best ensure that your rights are protected by becoming involved in the activities of your association: volunteer for committees, attend board-of-directors meetings and attend members meetings - either in person or by proxy. In this way, you contribute to your community and get involved in the decision-making process rather than being an observer to your association operations and management.

■ Anyone interested in submitting an article for the Guest Column in Real Estate Weekend should contact The Palm Beach Post at (561) 820-4913, fax (561) 837-8436 or e-mail: RealEstateWeekend@pbpost.com



John R. Math

**apm**

Associated Property Management  
 of the Palm Beaches, Inc.

1928 Lake Worth Road  
 Lake Worth, Florida 33461

■ John R. Math is owner of Associated Property Management of the Palm Beaches Inc. in Lake Worth. For more information, call (561) 588-7210.

■ The opinions expressed in the Guest Column of Real Estate Weekend are those of the author and do not necessarily reflect the opinion of The Palm Beach Post.