

Community Update - July 2021

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This edition of Becker's Community Update addresses several facets of how collaboration between the association and its members can be successfully navigated, ensuring the health and well-being of both parties at the beginning of the relationship and throughout its lifespan. Security – whether provided by video cameras or sound documentation – is definitely a theme. Check out the topics below, and don't forget to connect with us on Facebook for real time updates!

Declaring bankruptcy can be a difficult decision for anyone facing unexpected financial hardships, but doing so within the shared ownership community affects more than just the individual. Joseph Arena's **"Bankruptcy Basics for Community Associations,"** outlines some of the most important milestones a community/condo/homeowner association's board or property manager must consider when addressing a resident's inability to meet his/her financial obligations.

In **"Can Owners Stop Turnover?,"** Sara Wilson offers associations some practical steps to consider for a smooth transition from developer to board management. Get guidance on the benefits of hiring inspectors, understanding drainage concerns, and carefully reviewing (one more time!) those foundational governing documents – and set both association and owners up for a bright future.

Florida law, as well as Federal regulations, is very clear that personal privacy will not be sacrificed in the name of community security – even if the intent is to protect against vandalism or neglect. In the first part of our security-focused series, Elizabeth Lanham-Patrie discusses **Issues to Consider Prior to Installing Security Cameras on the Common Areas.** Highlights include how audio changes the legality of the footage, staying on the right side of wiretapping rules and the Video Voyeurism law, and more.

THIS CASE: Jay Roberts examines **"Klinow v. Island Court at Boca West Property Owners' Association, Inc."** in which what was initially a beautification project became a battle between the HOA and one owner. This lawsuit underscores the importance of working with association counsel to ensure any amendment to maintenance obligations within a HOA's declaration of covenants has been correctly drafted and is enforceable. Are you facing the same dilemma?

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