



Grande Property Services Newsletter

Issue: 2023 Quarter 4



LEGAL CORNER

House Bill 919 was signed into law June 12, 2023, and becomes effective October 1, 2023.

This bill is known as the “Homeowners Associations Bill of Rights” and amends Chapter 720 in several ways including:

§720.303 (2)(c) 1, Fla. now

expressly states that the posted notice for board meetings must include an agenda. Previously, the Act did not require an agenda for the posted notice of board meetings.



HOT TOPICS

Updating Association Governing Documents

For Condominium and Homeowner Associations, effective governing documents are essential for successful management and financial wellbeing. Several factors that compel boards to review and update their Association’s governing documents are changes in federal or state laws, and obsolete or problematic language in the documents that make it difficult for the board to make governance decisions, and at worst open the board to liability.

Governing documents are unique in that they define the details of certain aspects of the relationship between the unit owner and the Association as represented by the board of directors. Like all legal documents, the Association’s documents should be evolving and adapted over time to reflect changes in the laws and legislation that relate to them. Many issues facing today’s Condominium and Homeowners Associations did not exist when the foundational documents were written as much as thirty or even forty years ago.

While the process for changing a Community Association’s governing documents can be tedious, it is unwise for Associations to ignore outdated provisions in their declarations and bylaws or avoid implementing important changes that could provide significant benefits. Reach out to your Association Attorney for further information.

UPCOMING EVENTS

Cruisin' on Dearborn

First Saturday of Every Month
2pm – 8pm
Historic Dearborn Street

Englewood Farmer's Market

Every Thursday October through May
9am – 1pm
Historic Dearborn Street

Field of Dreams Country Classic Music Festival

November 3rd & 4th
Charlotte County Fairgrounds

Boca Grande Farmer's Market

Every Friday, beginning 12/15 through season
9am – 1pm
Wheeler Road Ball Field



VENDOR SPOTLIGHT

The Posh Pelican is proud to be The Englewood Sun Reader Choice for Best in Furniture & Home Decor from 2018-2023. They are family owned and operated for over 30 years. They have a knowledgeable and experienced team that can help you find the perfect solutions for your home decorating needs.

www.Posh-Pelican.com 941-474-0707
4725 South Access Road Englewood, FL



*Please use vendors at your own risk

GPS EMPLOYEE SPOTLIGHT

Monica Clay is a sixth generation Floridian. She has lived in the Rotonda area since 1999. Monica has worked in the property management field for over 30 years. She joined the Grande Property Services Team as a Bookkeeper in 2018. In 2022 she was promoted to Senior Association Bookkeeper.

She leads our talented Team of Bookkeepers and is an integral part of the GPS family. Monica is also working to obtain her Community Association Manager License. When she is not busy at the office, she enjoys traveling, going to the theatre, and spending time with her family and dogs.



Monica Clay