

CONDO H.O.A.

MANAGEMENT MAGAZINE



 **PIERSON GRANT**
public relations

FLORIDA EDITION



By Michael Bender

Becoming a board member of a community association is a tremendous investment in personal time and energy that should not be taken lightly. Board members oversee the budget, maintenance and overall management of the community. Here are 10 tips to follow to be a proficient board member and effective community leader:

TEN WAYS TO BE AN EFFECTIVE ASSOCIATION BOARD

1. Communicate with other board members and the community on a continuous basis through board meetings, e-mails, newsletters and/or a community website.
2. Understand all of the provisions of the governing documents for the community, which are the declaration, articles of incorporation, bylaws and rules and regulations.
3. Become familiar with relevant state statutes and, when possible, case law regarding community associations, and stay up-to-date on changes.
4. Prepare for a sufficient time commitment as issues will arise.
5. Enforce the rules of the association in a uniform, fair and consistent manner.
6. Be mindful of outside economic conditions and community sentiment when proposing or considering projects.
7. Be aware of your fiduciary relationship with all members of the community.
8. Recruit and praise volunteers who assist in community affairs; happy volunteers may become future board members.
9. Take a proactive approach to community issues to resolve problems before they become unmanageable.
10. Consult with experts, including but not limited to legal counsel, to assist in important community decisions and in particular when signing contracts.

Following a combination of these recommended tips will ensure a more efficiently run community association and will create a better living environment for all residents.

Michael S. Bender, Esq., is a firm member of Kaye & Bender P.L. a full service commercial law firm based in South Florida that represents more than 700 community associations.



Kaye & Bender P.L.
Attorneys At Law
A FIRM DEDICATED TO THE REPRESENTATION
OF COMMUNITY ASSOCIATIONS

T (954) 928-0680
(800) 974-0680
F (954) 772-0319

1200 Park Central Boulevard South
Pompano Beach, FL 33064

KayeBenderLaw.com