

**RESOLUTION No. 21-57**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, URGING THE FLORIDA LEGISLATURE TO ENACT LEGISLATION TO FURTHER REGULATE HOMEOWNERS ASSOCIATIONS AND TO SUPPORT SB56; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, in 2018, the State of Florida proposed the “Homeowners’ Associations”, legislation prohibiting associations from hiring an attorney who represents management company of associations; and

**WHEREAS**, on February 13, 2019, the City of Doral passed Resolution number 19-48 urging the Florida Legislature to pass legislation enacting a review of Homeowners’ Associations; and

**WHEREAS**, in 2019, the Florida Legislature considered HB 1075 (Rodriguez) “Community Associations”, which failed on second reading; and

**WHEREAS**, in January of 2021, Senator Rodriguez filed SB 56 “Community Association Assessment Notices”, the Senate bill requires condominium associations to maintain specified affirmative acknowledgements as official records of the Associations, revises timeframes for foreclosure judgments, requires condominium associations to deliver certain statements of account; and

**WHEREAS**, the City of Doral has over 150 communities which are managed by Homeowners/Condo Associations; and

**WHEREAS**, when HOA’s do not function as planned, homeowners pay a heavy toll in court, fines, liens and foreclosures; and

**WHEREAS**, more oversight, government regulations, mandatory training for volunteer associations boards, background check and financial accountability need to be put in place to ensure that HOA's are managed effectively; and

**WHEREAS**, the City of Doral supports the passage of legislation that requires greater transparency, efficiency and accountability to Homeowners' Associations in governance and the handling of day-to-day business for the benefit of the City of Doral residents; and

**WHEREAS**, the City of Doral wishes to provide support for SB 56 and any legislation that further regulates Homeowner Associations.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

**Section 2. Recommended Position.** The Florida Legislature is hereby strongly urged to pass legislation enacting to further regulate Homeowners' Associations.

**Section 3. Transmittal.** The City Clerk is hereby directed to transmit this Resolution to the Speaker of the Florida House of Representatives, the President of the Florida Senate, the Governor of the State of Florida, and such individuals of Florida legislature and staff as deemed appropriate by the City Manager, to ensure that the City's position with this regard is clearly received and understood.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Cabral who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED this 17 day of March, 2021.

  
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JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
LUIS FIGUEREDO, ESQ.  
CITY ATTORNEY