

VOTE FOR **KAREN YEH** ON Early Vote starting November 29, 2025 and in person vote on December 9, 2025! Ask for mail in

If I am elected to Florida House of Representative District 90

I will introduce these following laws for more protection to all Florida citizens:

(1) FLORIDA STATUTE 720: HOA LAW

- Abolish reserve requirement and reserve study
- Abolish HOA foreclosure actions by HOA. Allow only liens. (prior to 2008 that was the HOA LAW)
- Abolish attorney filing notice of non-compliance without following procedure in place F.S. 720 to protect homeowners' due process
- Provide a copy of yearly payment history to each homeowner by U.S. mail. Homeowner member should save a copy and pass down to the new owner when their house is sold.
- Provide for homeowners input regarding non-compliance as stated in the HOA governing documents filed in the clerk of the court as public record.
- Provide homeowners the location of where the reserve is deposited, statement and interest income and reduce adding to reserve.
- Institutes a fee to DBPR for referral to law enforcement when member of HOA made a written claim of theft of their HOA fee.
- Prohibit Attorney from filing a lawsuit without following procedure board member's affidavit that the statement is true and must as stated in F.S. 720.
- Prohibit Attorney from filing a lien against member homeowners' property without attaching evidence such as 7 years of payment history.
- Create a Check list of procedures for the clerk of the court to follow in the case of deficient filing that should be referral to law enforcement.
- Federal Law, HOA is terminated after 30 years. Institute Procedure for termination of HOA.
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(2) FLORIDA STATUTE 718: CONDOMINIUM LAW

- Abolish reserve requirement and reserve study
- Abolish CONDOMINIUM foreclosure actions by CONDS. Allow only liens. (prior to 2008 that was the CONDO LAW)
- Abolish attorney filing notice of non-compliance without following procedure in place F.S. 718 to protect homeowners' due process
- Provide a copy of yearly payment history to each homeowner by U.S. mail. Homeowner member should save a copy and pass down to the new owner when their house is sold.
- Provide for homeowners input regarding non-compliance as stated in the HOA governing documents filed in the clerk of the court as public record.
- Provide homeowners the location of where the reserve is deposited, statement and interest income and reduce adding to reserve.

- Institutes a fee to DBPR for referral to law enforcement when member of CONDO made a written claim of theft of their CONDO fee.
- Prohibit Attorney from filing a lawsuit without following procedure board member's affidavit that the statement is true and must as stated in F.S. 718.
- Prohibit Attorney from filing a lien against member homeowners' property without attaching evidence such as 7 years of payment history.
- Create a Check list of procedures for the clerk of the court to follow in the case of deficient filing that should be referral to law enforcement.
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(3) INSTITUTE STREAMLINE INHERITANCE LAW

- In case of Guardianship court oversight. Do not allow change of beneficiary named in pay-on-death accounts.
- In case of Guardianship court oversight. "Trustee owns the trust for the benefit of the beneficiary" in the trust account. Cannot change pay-on-death trust accounts.
- In case of Guardianship: Three judges are required to appoint a total stranger as power of attorney to the ward.
- Three Judges must write an opinion on the need to have a court appointed power of attorney for ward so call professional guardian.
- Professional guardian must reside in the county where the ward lives. Prohibit live outside the county.
- Prohibit Court appointed attorney from recommending professional guardian when there is a family member taking care of elderly or a person with disability.
- Doctors appointed by the court must have Florida Professional License number and a badge showing their picture before enter the home of elderly or a person with disability.
- Only sheriff's office or DCF can refer a person for guardianship. Not just anybody.
- Judge should diligently supervise guardianship such as:
 - Attorney came to court must have picture in the Florida Bar for verification.
 - Attorney came to court must filed notice of appearance in the court docket.
 - All family members must be informed of the probate court proceeding.
 - Affidavit from attorney
 - Affidavit from the company pursuit foreclosure
 - Attorney and client agreement with stipulation of attorney fees.

(4) AFFORDABLE HOUSING LAW

- Real Estate tax credit builder for building affordable housing for State employee with demonstration of need
- Provide choice of housing tax credit to landlord or real estate tax credit for Florida State employees with demonstration need.
- Build on public land for the purpose of giving Florida State Employees housing need at below market rent.

(5) ABOLISH FORECLOSURE BY CITY/COUNTY

- When fake lien was filed the CITY EMPLOYEE that person must be referred to law enforcement.
- City employee must be licensed by DBPR.
- City employee must have Florida professional engineer license or Florida Professional Architect to declare building is not safe.
- City employee must be residence of the city and county.
- City employee prohibit from demolish building and enter a building without court order and court order for search and seizure.
- Affidavit from attorney for lien.
- Affidavit from mayor or city manager for lien.
- Lien must attach Attorney and client agreement with stipulation of attorney fees.
- If City employee entering the building without owner's knowledge it will be consider theft and breaking in and trespassing which is criminal. The law enforcement must take action even though is conflict of interest.

(6) Assistant State Attorney ("ASA") IMMUNITY

- If ASA knew or should have known the rules of the court and Florida Statute and the fact of the case but decided to violate by causing judge to signing a color of law court order then he or she should lose ASA immunity.

(7) Law Enforcement IMMUNITY

- If Law Enforcement knew or should have known that rules of the court and Florida Statutes were being violated to harm and judge to signing a color of law court order cannot invoke Law Enforcement immunity.

(8) Property Title Fraud Scam presentation:

- Whether the victim sell their property to scammer?
If the answer is NO then the victim still own their property.
Restitution: return real estate property title back to the rightful owner.
- Whether the victim receive any compensation?
Restitution: If the answer is NO then the victim is entitled to 3 times the damage based on the value of the property and three-time missing rental income.
- Judge should provide speedy trial for property-title fraud scammers.

(9) Environmentally friendly: Water conservation, and encourage using solar energy.

Encourage water conservation, Florida native plants and solar energy.