
Fining Committee Charter

1. Authority.

The Fining Committee (the “Committee”) is created by a motion of a majority of a quorum of the Board of Directors of the Centra Falls Homeowners Association, Inc., 1800 NW 124TH TER, Pembroke Pines, FL 33028 (the “Association”) on the Adopted Date.

2. Purpose.

To work with the Association’s Board of Directors and Management to identify violations of the Association’s Documents and achieve remedy through noticing and enforcement action. **The goal is compliance.**

3. Membership.

- a. **Members.** There shall be no more than five (5) Members and no fewer than three (3) Members of the Committee. No Member of the Committee may be a Board Member or the spouse or immediate family member of a Board Member. No Member of the Committee may cohabitate with a Board Member.
- b. **Roles and Responsibilities.** The Committee shall have one (1) Chairperson and one (1) Co-Chairperson.

4. Meetings.

- a. Regular Meetings shall be noticed 48 hours in-advance with posting to the notice board.
- b. Hearings and Special Meetings where fine(s) may be applied to a ledger require a two (2) week advance notice to Member(s) who may be receiving fines with specific noticing to those Members.

5. Powers Granted.

- a. Request violation(s) be cited by Management.
- b. Levy fines for unresolved violations that were cited by management.
- c. Determine whether a fine was proper.
- d. Determine whether a remedy was achieved.
- e. The Committee shall have the power to determine a fine was not proper.

6. Powers Prohibited.

- a. The Committee ***may not*** reduce a fine. That authority rests solely with the Board of Directors.
- b. The Committee's authority is solely to enforce the Association's Documents. **THE COMMITTEE IS ENJOINED FROM CITING VIOLATIONS OF ANY ACT, LAW, STATUTE, ORDINANCE OR CODE. ENFORCEMENT OF THOSE PROVISIONS MUST BE DELEGATED TO THE PROPER ENFORCEMENT BODY WITH PROPER JURISDICTION.**
- c. Any violation(s) or fine(s) against a Unit owned by an ACTIVE DUTY MILITARY MEMBER with Homesteaded Property who is on a MILITARY DEPLOYMENT are to be carefully scrutinized.

NOTICE TO ALL OWNERS:

As the work of the FINING COMMITTEE may impact the financial obligation(s) of your home, either you (if you are listed as an owner on the Broward County Property Appraiser's website – BCPA.net) or an Attorney who is a Member of The Florida Bar Association and in good standing therewith shall be permitted to appear before the Fining Committee. *(The Association will not look at the 'husband' or 'wife' designation on a Deed/Title as no proper legal name is included to establish standing.)*

NOTICE TO CORPORATIONS AS OWNERS:

As the work of the FINING COMMITTEE may impact the financial obligation(s) of the Unit your Corporation Owns, only those persons who are listed as Managers, Members or Manager-Members of the Corporation on its official filing or an Attorney who is a Member of The Florida Bar Association and in good standing therewith shall be permitted to appear before the Fining Committee

NOTE:

Any decision rendered by the Fining Committee may be appealed to the Board of Directors. Appeal requests can be mailed to the Management as indicated on the Notice of Violation or in the Fining Notice, if applicable.

THE BOARD OF DIRECTORS OF THE CENTRA FALLS HOMEOWNERS ASSOCIATION, INC., 1800 NW 124TH TER, PEMBROKE PINES, FL 33028 (hereinafter "Association") does hereby vote to adopt the charter of the FINING COMMITTEE of the Association.

MOTION:

SECOND:

OBJECTION(s):

THE CHARTER IS:

The Board of Directors of the Association does hereby nominate the following Class A Members to comprise the first Committee:

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The members shall elect a chairperson from among themselves and determine the size of the Committee thereafter and appoint / recruit members as may be necessary.

SIGNED THIS _____ day of September, 2025:

Yllen Lopez as Secretary of the Association

Drafted:	27 AUG 2025
Published:	02 SEP 2025
Heard:	
Amended:	
Adopted Date:	