

Fall 2024



Portraits Homeowners Association

The new laws and YOU

In 2024, Florida homeowners will navigate a new landscape of homeowners association (HOA) statutes, a change propelled by the signing of several bills into law.

These Florida statutes, introduce sweeping reforms, including director education, records maintenance, meeting requirements, and fines (which Portraits does not have).

On the following pages, the laws and the changes we will implement are outlined.

The significance of attending HOA meetings has never been more pronounced. These gatherings are pivotal for community members to stay informed about the governance of their community, and to participate in decision-making processes.

The annual meetings, often mandated by law, are especially crucial as they address large-scale issues and educate residents on the association's budget, goals, upcoming pro-

jects, and governance.

Attending these meetings allows homeowners to directly engage with the board, providing a platform to voice concerns, ask questions, and offer feedback. It's an opportunity to understand how HOA fees are utilized and to influence decisions that affect the community's daily operations and long-term health. Moreover, involvement in these meetings builds a stronger sense of community and ensures that the interests of the homeowners are adequately represented and protected.

In light of the new statutes, it is imperative for homeowners to attend HOA meetings to grasp the full scope of the changes and their implications.

Furthermore, the changes brought by House Bill 1203 encompass director education, emphasizing the need for directors to be well-informed and capable of managing the association effectively. This bill also revises the require-

producing official records, thereby ensuring that homeowners have access to essential documents and information.

In conclusion, the latest HOA statutes in Florida represent a significant evolution in the relationship between homeowners and their associations. The reforms are designed to foster a more balanced and fair governance structure. As these new laws go into effect; attending HOA meetings becomes not just a right, but a responsibility for every homeowner. It is at these meetings that one can stay informed, get involved, and ensure that their voice is heard in the collective effort to create a harmonious and thriving community.



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New HOA Laws and Updates to our Website

Prior to the Governor signing FL 720.306, which mandates HOAs publish Agendas and Minutes, Portraits was already ahead of the curve by doing so on our website.

Therefore, no additional action was required from us regarding posting. However, to ensure compliance, the sections currently labeled as Agendas and Minutes will be combined into a single section titled "Notices." Keep an eye on our website for this upcoming change. Agendas are published 14 days prior to a Board meeting.

HB 720.303(4) of the 2021 Florida Statutes mandates that homeowners' associations (HOAs) must post certain financial documents online. These documents include bids received by the association over the past year and ongoing bids. The bid information should be posted after the bid has closed. Additionally, monthly budget summaries and contracts will also be available. This rollout is scheduled before

October 1st, and will be announced in an email. The access to these documents will be password protected. [You'll be able to access them through your Appfolio account](#)

HB 720.303 59 requires that our current Documents and Amendments must reach you by October 1. We will be emailing these documents to you. However, they have always been and will continue to be available on our website.

Florida Statute 468.4334(3) outlines the certification requirements for members of the Board. To serve on the Board, individuals must become certified by completing a class. Most Board members have been certified since 2016 and have recently undergone re-certification. Additionally, this law mandates that each Board member must complete 4 Continuing Education Units (CEUs) before July 1,

2025. If you'd like to view the certifications or CEU records, please reach out to Melissa

The new law has introduced specific guidelines regarding the information we can request when reviewing an Architectural Review Form (ARF). As a result, you will notice that the section requesting a Contractor's license has been removed from the form located on our website. While the HOA is now prohibited from asking for a contractor's license, we may still request proof of liability insurance.

*"Changes to our website
will be effective before
October 1st."*



There really is a 4 foot easement between our homes

You have a 4 foot easement between your home and your neighbors house wall.

Easements are an essential aspect of residential planning, ensuring that homeowners have access to certain parts of their property for maintenance and emergency services.

A four-foot easement typically

allows for a clear path to the house wall, which is crucial for various reasons, including safety, maintenance, and compliance with local regulations. It's important to keep this area free from obstructions like storage sheds, construction materials, patio roofs or barbeque grills, which can

pose a fire hazard if placed too close to structures. Adhering to these guidelines not only respects the rights of neighbors but also promotes a harmonious and safe community environment.



Architectural Review Form and HB 293

In regions prone to hurricanes, homeowners are often encouraged to take proactive measures to protect their properties. Installing hurricane protection systems, such as high-impact windows or reinforced garage doors, can significantly reduce the damage caused by these powerful storms. Additionally, having an exterior generator and fuel storage can be invaluable during power outages. However, it's crucial to respect the 4 foot easement between properties and ensure that any installations do not hinder



maintenance or access to neighboring walls and structures.

Florida HB 293 prohibits the HOA from denying a Homeowner the right to install hurricane protection. We will be adding a section to our Architectural Guidelines regarding External Generators and fuel tanks.

Want to read the Architectural Guidelines? [Archit Guides NOT in Docs \(portraitshoa.com\)](http://portraitshoa.com)

HB 293 / Our Hurricane Plan

Part of HB 293 is for the HOA to prepare and publish a hurricane plan. That plan for the Cabana / Pool building is as follows.

The September meeting will address the addition of a Hurricane plan for the Homeowners.

Cabana Building Plan

- Contact Pool Building Maintenance Company at least 48 hours before the expected hurricane arrival.
- Instruct Building Maintenance to secure all outdoor furniture and movable items into the restrooms.
- Ensure that all life-saving equipment is safely stored in the restrooms.
- Verify that the cabana building is properly locked and secured after maintenance has completed their preparations.
- Keep a record of all actions taken for insurance and accountability purposes.

- Communicate the plan with all HOA members and provide updates as necessary.

Tree and Palm Plan

- When bidding for yearly tree trimming services, consider the tree's health, size, and accessibility, and ensure the inclusion of all potential costs in the bid.
- Contact local tree trimming vendors well in advance of the hurricane season, preferably by early spring, to schedule all necessary trimming before June 1st. Ensure the vendor is certified and inquire about their insurance coverage.

Homeowners

The HOA will not prohibit homeowners from hardening their homes through the installation of impact windows and doors, or exterior generators and storage tanks as long as they do not block easements.

Remove Debris: Clear your yard of any loose items like patio furniture, potted plants, and garden tools that could become projectiles in high winds.

Trim Trees and Shrubs: Cut weak branches and trees (not those owned by the HOA that could fall on your house and remove all coconuts from trees)

Generators and storage tank specifications will be listed in the Architectural Guidelines. Their installation and maintenance should not impeded the maintenance of the exterior walls, or wing walls and respect the 4 foot easement between homes.

All parts of the Hurricane plan will be published on our Website prior to October 1st.



New Tree Installation and Walk Through

The planting of our new trees will be in early December and brings to conclusion the Portraits Landscape Capital Improvement project.

The trees will mark a significant addition to the community as they enhance the natural beauty and contribute to environmental sustainability.

If you receive a new tree, **it is imperative that it be continually watered.**

The City of Pembroke Pines will be monitoring their progress. Any tree that needs replacement due to not being watered will be the responsibility of the homeowner.

Command Management will be doing a walk-through, at a date to be determined prior to our Annual Meeting in January. Please take the time to clean your roofs, and driveways.

This serves as a gentle reminder for everyone to tidy up their exteriors, ensuring that the neighborhood is as welcoming and picturesque as possible for both the residents and visitors alike.



We will send out an email with the date of the walk through to allow sufficient time to tidy up.

PARKING

Please be advised that overnight parking at the pool area or on the 7th Street cul-de-sac is strictly prohibited. If you require parking at the pool for reasons other than using the pool facilities, please obtain a parking pass from management. This also applies if you are hosting a party—ensure you request a parking pass to avoid any inconvenience. Be aware that vehicles parked overnight without a pass will be subject to towing at the vehicle owner's expense. Compliance with these regulations helps maintain order and safety for all community members.

Thank you for your cooperation.

Property Manager:
Melissa Georgianna
Phone: 954-931-3245

BOARD

Elise Herman President
Elsie Florido Vice President
Mark Gerwig Treasurer
Scott Hoch Secretary
Director—Open

VISION STATEMENT: The Portraits Board members envision the community as a desirable place that we are all proud to call home. A community of well-maintained homes, safe, caring and respectful neighbors who cooperate with each other to uphold and grow the value of our properties, and our family, friends and community relationships,

MISSION STATEMENT: The mission of the Board Members of the Portraits Homeowners Association is to preserve and enhance the property value of our community by maintaining the common ground areas, and upholding our Covenants, By-Laws, Deed Restrictions, Guidelines, and policies. The Board will serve the homeowners by taking a fair, ethical and objective approach in representing the interest of all homeowners. Portraits will be maintained as a safe, friendly and enjoyable place to live for each homeowner and his/her respective family. We will enforce the Associations Covenants, By-Laws and Restrictions by providing ethical and fiscally responsible solutions to promote a sense of community, to enhance our property values and to plan for the future.

[We're on the web!
Portraitshoa.com **]**

**NEXT MEETING IS AT THE POOL
JOIN US
SEPTEMBER 3, 2024 AT 6:45 PM.**