



ASSOCIATION MANAGEMENT SERVICES, LLC

OUR MISSION

*To be the local leader
in association management
by providing the highest level of service
to all of our associations and their members.*

Quarterly Newsletter - Issue 18, September 2025

NEW FLORIDA LAW ALERT FOR CONDO AND CO-OP COMMUNITIES

On June 23, 2025, Governor DeSantis signed House Bill (HB) 913 into law, which brought important changes for Condominium and Cooperative Associations.

Starting July 1, 2025, Condominium Associations are now required to meet new standards under Chapter 468, Florida Statutes – all aimed at improving transparency, accountability, and ethics in community management. Some areas of focus for the bill include:

- Milestone inspections
- Insurance coverage
- Annual financial statements
- Official records
- Condo Association meetings
- Maintenance of reserves
- Community Association Manager (CAM) requirements

This bill highlights the importance of partnering with a licensed, experienced association management company. At AMS, we're proud to offer decades of expertise in professionally managing Northwest Florida's communities.

Bill Summary:

[Click here](#) for a complete summary of HB 913.

Full Text of Law (Chapter 2025-175):

[Click here](#) for the full text of HB 913.

For additional details or more information about your Condo or Cooperative Association, please contact your AMS CAM.

COMMON QUESTION

“What’s a good way to stay up-to-date on Florida regulations affecting HOAs, COA, and CO-OPs?”

In addition to visiting with your CAM, we recommend board members and association members utilize reputable websites, such as the [Florida Department of Business and Professional Regulation](#).

ESTOPPEL REQUESTS OR CONDO QUESTIONNAIRES?

**Do you have Estoppel Requests/
Condominium Questionnaires?**

If so, please contact Brittney Pekas at the AMS office at brittney@camams.com.

PHONE AND EMAIL PROTOCOL

We pride ourselves on being responsive, including following up when someone leaves a voicemail or sends us an email. The following is our phone and email protocol:

- All calls and emails will be returned within 24-48 hours of receipt.
- If a request is received on a holiday or weekend, response times may be slightly longer.
- Board members will receive priority responses.

If you don't already know the extension of the party you are wishing to speak to, you can easily listen for their extension on our recording and dial it at any time. Please ensure you leave us a voicemail with how to reach you so we can return your call.

FOLLOW US ONLINE

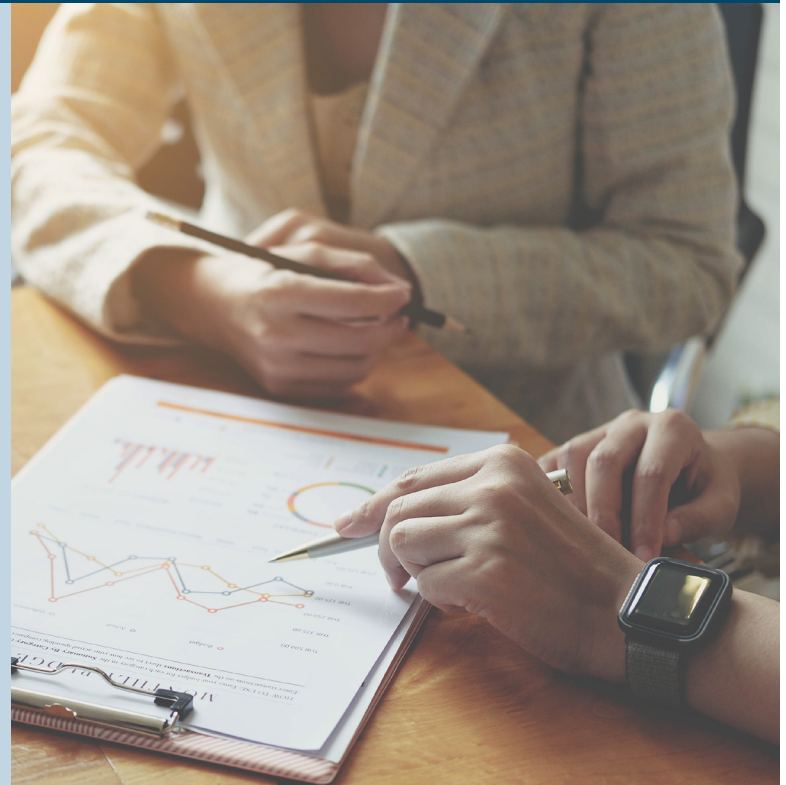
At AMS, we pride ourselves on being a resource for the community and our members. If you'd like more information like you see in our newsletter, follow us on [Facebook](#) or [LinkedIn](#).

You can also view our blog on our website, using [this link](#).

BUDGET SEASON - HOW AMS HELPS YOUR COMMUNITY

Many associations are reviewing and updating their budgets for the year ahead. With the rising costs of goods and services in recent years, developing a budget that both reflects a community's strategic priorities and allocates resources appropriately is essential for long-term success.

At AMS, an association's assigned CAM assists with reviewing the community's budget and makes recommendations, as needed. Our experienced professionals help make budgeting recommendations based on each association's needs, trends we are seeing in our area, and our industry knowledge due to providing association management services in Northwest Florida for more than two decades.



ASSOCIATION-RELATED RESOURCES

Did you know there is a wealth of resources on our website to help answer your association management questions? We're proud to provide these resources and knowledge for our members and the community.

Please take a minute to check out our resources page by [clicking here](#). If you have other topics you'd like to learn more about in the future, please let us know by contacting our office or your CAM.

PROUD TO BE LOCALLY OWNED

We have been operating in Northwest Florida for two decades and believe that our firsthand knowledge of and insight into our communities helps us better serve our associations. We live, work, and play right here in our community!

