



# 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.*

## Newsletter - Issue 14, August 2024

### UNDERSTANDING GOVERNANCE CHANGES - FLORIDA HOUSE BILLS FOR HOMEOWNERS AND CONDO ASSOCIATIONS

**You may have read or heard about the recent Florida House Bills that affect both Homeowners Associations (HOAs) and Condo or Cooperative Associations (COAs). Association Management Services encourages all associations to become familiar with these changes, and we will continue to provide education surrounding these changes.**

Both Homeowners Associations and Condominium and Cooperative Associations throughout Florida will be significantly impacted by House Bills 1021 and 1203, which Governor DeSantis recently signed into law. These bills became effective as of July 1, 2024, although some portions of the laws go into effect at a later date.

Based on the type of community you reside in, you may want to review the below House Bills in detail. The bills address various topics that are often of interest to our associations, such as official records, financial reporting, criminal violations, officer/board education, and more.

#### **House Bill 1021 - Community Associations**

This bill relates to the governance of condominium and cooperative associations and the practice of community association management.

*Click here for a link to House Bill 1021.*

#### **House Bill 1203 - Homeowners' Associations**

This bill relates to the governance of homeowners' associations and the practice of the community association managers who manage those communities.

*Click here for a link to House Bill 1203.*

If you have specific questions on how these bills may affect your community, please reach out to your AMS Community Association Manager (CAM).

### BACK-TO- SCHOOL SALES TAX HOLIDAY

It's hard to believe, but back-to-school season is here! In case you'd like to take part, now through August 11 will be the Florida Back-to-School Tax Holiday.

During this period, certain school supplies, computers, and clothing items are exempt from sales tax in Florida. To see the entire list and a FAQ on the tax holiday, [click here](#).

### HURRICANE PREPAREDNESS

Although Hurricane season officially started June 1, 2024, August marks the beginning of the greatest opportunity for tropical system development. Warmer waters in the Caribbean and Gulf of Mexico fuel low pressure systems, creating optimal conditions for hurricane development. Now through the end of October, we must all be prepared. This week is a good reminder to double check your hurricane preparedness plan, supplies, and checklist.

### FOLLOW US

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](#).

## APPFOLIO - ONLINE SERVICE FOR AMS ASSOCIATIONS

Association Management Services is excited to offer an online service, called AppFolio. This app allows a fast, easy, and secure way to pay dues and other charges online, view payment history, submit architectural reviews, communicate with your CAM, and view various documents. Members can even elect to receive communication from AMS electronically via AppFolio.

Members can login to AppFolio by using their email and individually created password. Our Resident Portal can be easily accessed from any mobile device by downloading the mobile app or by visiting our website by clicking here.

Association Management Services utilizes AppFolio Management Software to assist with communications, accounting needs, and more. One example of how we use the app is that our accounting staff uploads any accounting data in AppFolio on a daily basis into our accounting system for reconciliation. We also send various communications to all members using the app, such as our bi-monthly AMS newsletter.

To help educate our members and the community about this service, we have created a helpful handout. You can find a PDF of the handout by clicking here.

*"We chose to add AppFolio as a result of the direct value the app provides our communities. By using AppFolio, we enhance our communication and provide powerful tools right to our members' fingertips."*

- Nikki Lawniczak, Owner/CAM



## STUFF THE BUS

AMS was proud to once again collect school supplies for the United Way of West Florida "Stuff the Bus" project. This school supply drive, which was held July 25, ensures that students in Escambia and Santa Rosa counties are equipped with the tools they need to succeed in the upcoming school year.



## BACK TO SCHOOL - SAFETY REMINDER

Just a friendly reminder that school starts for most area students this week. As everyone gets back into the swing of school, please be cautious of school bus stops and those walking or biking to school.