



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 13, June 2024

UNDERSTANDING ROLES & RELATIONSHIPS - THE HOA, BOARD OF DIRECTORS, AND ASSOCIATION MANAGEMENT COMPANY

Do you know how decisions are made in your community? Do you know how they are implemented and enforced? Who manages the communications between the Homeowners Association, the Board of Directors, and the homeowners? Why do we need an association management company?

Below we help unravel the intricate duties and obligations of homeowners' associations (HOAs), board members, and association management companies, such as AMS. We hope to dispel myths and cultivate a deeper appreciation for the imperative efforts of community managers in guaranteeing the seamless operation and unity of our neighborhoods.

What is an HOA?

A Homeowner's Association (HOA) serves as the governing body for a residential community, responsible for its management and upkeep. Made up of homeowners themselves, the HOA elects a board of directors to represent their collective interests. The main role of an HOA is to maintain and enforce community rules and regulations, typically outlined in a document called the Covenants, Conditions, and Restrictions (CC&R). Each resident of the community is a member of the HOA, with ownership of an equal share of the common areas. For instance, in a community with 100 houses, each homeowner would possess a 1/100 stake in the common areas.

What does the Board of Directors do for my community?

Homeowners within the community elect the board of directors, which functions as the HOA's governing body. This board holds the responsibility of making crucial decisions, setting and enforcing community regulations, overseeing financial matters, and ensuring the upkeep of common areas. Operating with the community's best interests in mind, as well as following state statutes, the board strives to uphold property values and improve amenities. The exact duties of the board can differ based on the community's size, requirements, and governing documents.

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FLORIDA DISASTER PREPAREDNESS SALES TAX HOLIDAY

Did you know June 1 is the official start to the hurricane season? Related to this, the Florida legislation has created two, 14-day "disaster preparedness" sales tax holidays. The first sales tax holiday **starts June 1 and runs until 14**. The second will run from August 24 through September 6.

Disaster preparedness supplies will be tax free during these two periods. Examples of tax-free items include: flashlights and lanterns costing \$40 or less; reusable ice costing \$20 or less; radios costing \$50 or less; tarps and ground anchors or tie down kits costing \$100 or less; coolers and portable power banks costing \$60 or less; batteries and fuel tanks costing \$50 or less; smoke detectors, fire extinguishers, and carbon monoxide detectors costing \$70 or less; and generators costing \$3,000 or less. The holiday also includes a number of items related to the safe evacuation of household pets.

To learn more, please visit this link: <https://floridarevenue.com/DisasterPrep/Pages/default.aspx>

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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.

What is the role of the association management company?

An association management company, such as AMS, is a professional entity engaged by the HOA's board of directors to offer administrative, financial, and operational assistance. Serving as a link between homeowners and the board, the management company ensures the efficient execution of association policies and decisions. Their duties typically encompass tasks such as dues collection, budget management, oversees maintenance of the property, assist BOD in coordination of vendor services, and facilitating communication within the community.

Limitations of the community management company.

The board of directors of the community engages the management company to offer assistance and direction. Although the community manager aims for a lively and cohesive community, they operate under the authority of the board of directors. Community managers lack the power to establish or modify community rules, undertake neighborhood initiatives, set monthly dues, or make decisions on behalf of the board. While the board has enlisted a management company for guidance, it remains solely accountable for community decision-making.

How does my HOA Board of Directors communicate with the management company?

The board of directors works hand in hand with the association management company to ensure smooth community management. While the board establishes policies and makes decisions, the management company oversees daily operations such as budgeting, financial reporting, maintenance requests, and reporting violations to the board of directors to be enforced. Serving as a valuable resource, the management company offers guidance and expertise drawn from their experience in association management. In a community association, homeowners, association management companies, and the board of directors collaborate to uphold and improve the residential community's quality of life.

In summary, the main responsibilities of each entity include:

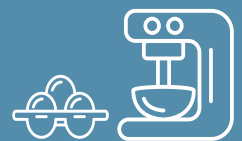
- **Your Community HOA sets the rules and regulations in the CCR's.**
- **The association management company provides operational support.**
- **The board of directors is elected by, governs the CCR's, and represents the interests of the homeowners.**

Through a joint effort, these three entities work to ensure your community is running efficiently and flourishing, operating under state statutes, and making your community a place in which every owner can be proud to call home.



RECIPE CORNER - BANANA PUDDING

In this issue, we're sharing Nikki's her much-loved Banana Pudding recipe. We hope you enjoy making and sharing this dessert as much as we do at AMS!



INGREDIENTS:

1 (8 oz) package cream cheese, room temperature
3/4 cup sweetened condensed milk
1 (5 oz) package instant vanilla pudding mix
1 1/2 cup cold milk
1 1/2 cup heavy cream
1 teaspoon vanilla extract
1 (8 oz) container frozen whipped topping, thawed
5 bananas, sliced
1 box vanilla wafers
**To keep bananas from browning, place sliced bananas in diluted lemon water for about 1-2 minutes.*

DIRECTIONS:

1. In large bowl, beat cream cheese until fluffy. Beat in condensed milk, pudding mix, cold milk, heavy cream, and vanilla extract until smooth. Fold in 1/2 of the whipped topping.

2. Line the bottom of a 9x13 inch dish with vanilla wafers. Arrange sliced bananas evenly over wafers. Spread with pudding mixture. Arrange vanilla wafers over pudding mixture. Arrange bananas over wafers. Spread with pudding mixture. Top with remaining whipped topping. Chill.