



# 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 15, October 2024

### RECENT FLORIDA BILLS AND THEIR IMPACTS

**Many of our communities are aware of the recent Florida House Bills and implications for HOAs, COAs, and Cooperatives. AMS will continue to educate the communities we serve about these Bills and provide education surrounding these changes.**

#### HOUSE BILL 1021

For our community members living in condominiums, Florida House Bill 1021 will be bringing some changes over the next couple of years.

- There will be changes to milestone inspections.
- There will be changes regarding how CAM/CAM Firms handle communications.
- There will also be education requirements for the Board of Directors, and ways the board conducts their meetings.

To read more specifics regarding House Bill 1021 – Community Associations, [click here](#).

#### HOUSE BILL 1203

For our community members living in Homeowners' Associations, you will be impacted by upcoming changes regarding House Bill 1203.

- The changes in the Bill refer to the way that the Board of Directors and committees make decisions on fines, types of fines issued, and the process for issuing fines.
- The Bill addresses the parking of pickup trucks and certain commercial vehicles within the associations.
- The Bill also addresses education requirements for the Board Members.

To read more specifics about House Bill 1203 – Homeowners' Associations, [click here](#).

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

### BUDGET SEASON

Many associations are revising and reviewing their budgets for the upcoming year. As we all know, costs of services and goods have risen in recent years and having a budget that matches the goals of your association while allocating the right amount of funds is vital.

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 for more than two decades.

### APPFOLIO REMINDER

AMS 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. Login to AppFolio by using your email and individually created password. Our Resident Portal is easily accessed from any mobile device or by visiting our website by [clicking here](#).

### 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](#).



## HALLOWEEN - SAFETY TIPS FROM THE FLORIDA HIGHWAY PATROL

Halloween is often described as one of the most fun holidays. Little ones (maybe even some big ones) will be dressing up and going around our neighborhoods trick-or-treating. With all that extra foot traffic, below are some safety tips from the Florida Highway Patrol:

- **Stay alert.** Neighborhoods that don't normally have a lot of pedestrians and bicycle traffic may experience an increase on Halloween night. Trick-or-treaters may suddenly dart into traffic from between parked cars.
- **Slow Down.** Give children lots of time to cross the street. Their costumes may impair their ability to see and hear you, and to get out of your way quickly.
- **Be cautious.** Watch for children walking in the street, especially if there are no sidewalks in the neighborhood. Kids will be excited and may forget to "stop, look, and listen" before they cross the street.
- **Always use the crosswalks and sidewalks available.** Make sure you and your children are walking out of the roadway and only crossing in designated places. Stop, look both ways and listen before stepping into roadways.

## SEASONAL REMINDERS

**Happy Fall, y'all! As we look to this time of year, there are a few things we can do around our properties to prepare for the cooler months to come.**

- Test your smoke detector and change the batteries.
- Have your chimney checked and cleaned before you build that first fire.
- Change your furnace filters for better air and a more efficient air unit.
- Check your fire extinguishers to make sure they are charged.
- We're still in hurricane season, so keep your supplies updated.
- If allowed in your community, always use outdoor fire pits away from your home, decks, and structures.
- Trim trees and foliage back for winter.
- Clean gutters and your down spouts.
- Store all that beach gear for winter.

*Happy Fall Y'all!*



♥ ♥ ♥ From all of us at AMS ♥ ♥ ♥