



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 17, June 2025

HURRICANE SEASON - BE PREPARED

Did you know that June 1 marks the official start of hurricane season? Experts encourage those who live in hurricane-prone areas to start taking preparatory steps now before a hurricane happens.

One important step to take, if you haven't already, is to **"Know Your Zone, Know Your Home,"** which is a way for residents to know if they live in an evacuation zone, a low-lying, or flood-prone area. We encourage residents to take the time review the Florida Evacuation Map to help them better understand orders from local officials during a storm.

✓ Know Your Zone Map: [Click here for a link](#)

The National Oceanic and Atmospheric Administration (NOAA) suggests taking these **preparatory steps** to prepare for Hurricane Season (<https://www.noaa.gov/prepare-before-hurricane-season>):

- ✓ Develop and evacuation plan
- ✓ Assemble disaster supplies, such as food, water, batteries, charger, radio, and cash
- ✓ Get an insurance checkup and document your possessions
- ✓ Create a communication plan with a handwritten list of contacts
- ✓ Strengthen your home



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.

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](#).

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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.

RECIPE CORNER - RED WHITE AND BLUE TRIFLE

In the spirit of the summer season, AMS is sharing a fun “Red White and Blue” trifle recipe. We hope you enjoy this recipe as much as we do!

EQUIPMENT

- Trifle bowl

INGREDIENTS

Cake Layer:

- 1 white cake, pound cake, or angel food cake

Berries:

- 4 cups blueberries
- 3 cups strawberries, sliced in half
- 1 1/2 cups blackberries

Cheesecake Layer:

- 32 oz. cream cheese, softened
- 2 1/2 cups confectioners sugar
- 3 1/2 cups heavy whipping cream
- 2 Tbsp. vanilla extract

INSTRUCTIONS

1. Start by lining the bottom of the trifle dish stand with squares of the white cake.
2. Next add in a layer of the cheesecake filling. Use a spatula to smooth it out.
3. Layer in about half the berries.
4. Add in another layer of cake. For this layer, cut cake pieces in half to make them a little smaller.
5. Add in another layer of cheesecake-like filling.
6. Top with berries.
7. Refrigerate until needed or serve immediately.



FINES: A HOT TOPIC FOR COMMUNITIES

Did you know that HOAs and COAs in Florida both have the power to fine homeowners or suspend rights for rule violations? Not only is it important to follow the correct Florida Statute for imposing fines, but HOAs and COAs must follow different laws!

AMS TIP: Because of these legal differences, it's essential that fines procedures are reviewed by qualified legal counsel. This ensures your association is in compliance with Florida Statutes and avoids costly mistakes.

- HOAs must follow Florida Statute §720.305: [click here to view](#)
- COAs must follow Florida Statute §718.303: [click here to view](#)

AMS IS HERE TO SUPPORT YOUR COMMUNITY

Association Management Services takes pride in employing licensed Community Association Managers (CAMs) who are all Florida certified. Florida Statutes require managers to be certified due to the legal restrictions and the differences between HOA, COA, and Cooperatives. In fact, Florida is one of the most restrictive states regarding these laws. Therefore, knowledge of the appropriate statutes is imperative to effectively manage associations. Our communities and their Board of Directors can rely on our licensed CAMs to supply them with knowledgeable and professional assistance.

