



COMMUNITY ASSOCIATION
LEADERSHIP LOBBY

Community Associations Face a Perfect Storm: Foreclosures, Budget Shortfalls and State Mandates

*Results of the Community Association Leadership Lobby (CALL)
Survey on Community Association Financial Stability, Fall 2009*

Summary

Owners in Florida community associations are proving to be a prescient group. Predicting the one-two punch of continuing unit value declines and increased foreclosures in a survey earlier this year, community association owners still do not see an end in sight to the financial crisis.

Almost 9 out of 10 respondents (85.9%) expect foreclosures, delinquencies, and revenue shortfall problems to either increase in 2010 (52.8%) or remain unchanged (33.1%), according to results of the third survey conducted by the Community Association Leadership Lobby (CALL).

CALL, a group formed in 2003 by the law firm of Becker & Poliakoff to advocate on behalf of the interests of Florida's common-ownership residential community associations, collected responses from 777 property owners in Florida homeowner, condominium, co-operative and other community associations. The online survey ran from October 1-26, 2009.

While economists and realtors try to read favorable signs into national home sales data, frustrated Florida community association owners foresee 2010 actions ranging from potential community bankruptcies at one extreme, to deferred maintenance, amenity cuts, and a lowering of association standards that further threaten property values.

Bank failures to pay maintenance fees and assessments on distressed units continue to draw the ire of many respondents, with bank foreclosure delays of 12 to 24 months frequently cited by survey participants. The burden of covering fees for absent or fiscally irresponsible owners falls to the remaining beleaguered owners, many of whom are on fixed incomes or struggling to cover their own expenses. Some associations are taking action to collect maintenance fees from renters who may be occupying an absentee owner's unit.

Board members comprise over three-quarters of survey respondents, giving them unique insight into the stark budget realities caused by this perfect storm of mortgage foreclosures, delinquent maintenance fees and revenue shortfalls. Overall, property values are expected to continue their decline through March 2010 (44.7%), or remain at current depressed levels (41.6%).

The lucky few community associations that are surviving this financial storm unscathed attribute their success to strict budget discipline and pinching pennies, with one revealing "we run our HOA as if we were a restaurant on a shoe string budget."

Almost two thirds (63.6%) of respondents say new legal mandates from Tallahassee have forced them to upgrade or retrofit certain building or structural components in the past two years, even while budgetary strains related to foreclosures and delinquencies have kept nearly as many (57%) from being able to carry out major capital improvement projects for upkeep or repair of their buildings.

On a related note, a near majority (45%) report that fewer members are willing to serve on the board and committee in response to legislative changes in the laws governing community associations.

Key Findings

Key findings of the Fall 2009 Community Association Financial Stability survey include:

- Over half of respondents (53%) anticipate that problems with respect to foreclosures, delinquencies and revenue shortfalls will increase in 2010; with 33% expecting conditions to remain unchanged. In Southeast Florida, 60% of respondents anticipate an increase with over a quarter (26.5%) saying conditions will stay the same. (See Chart 1 below.)
- Over two-thirds of respondents (68.3%) reported that the percentage of units/homes more than 60 days delinquent in payment of regular and special assessments is greater than one year ago.
- 60% of respondents said budgetary gaps created by foreclosures and delinquent assessment payments have resulted in increased assessments over the past year. While these foreclosures and delinquencies are viewed as the most important cost factor driving increased assessments, with 44% rating this as extremely important, insurance placed a close second, with 41.3% of respondents describing this as extremely important. (See Chart 2 below.)
- 57% of respondents report having to postpone major capital investments in upkeep or repair; a higher percentage of condominium associations (60.8%) reported having to postpone investments than homeowners' associations (46.2%).
- Almost two-thirds (63.6%) of respondents had to perform an upgrade or retrofit of certain building or structural components in the past two years resulting from new legal requirements. Condominium associations were especially impacted by new requirements with 71.2% doing upgrades or retrofits versus 34.3% of homeowners associations.
- An overwhelming majority of respondents (91.4%) of respondents said they would support a legislative proposal that would increase the amount of assessments a foreclosing mortgagee or bank must pay. Three-quarters (75.4%) support allowing community associations to collect delinquent assessments directly from tenants.
- Almost half (45%) of respondents said legislative changes to the laws governing community associations over the past several years have resulted in fewer members being willing to serve on boards and committees.

Chart 1. 2010 Outlook for Foreclosures, Delinquencies and Revenue Shortfall

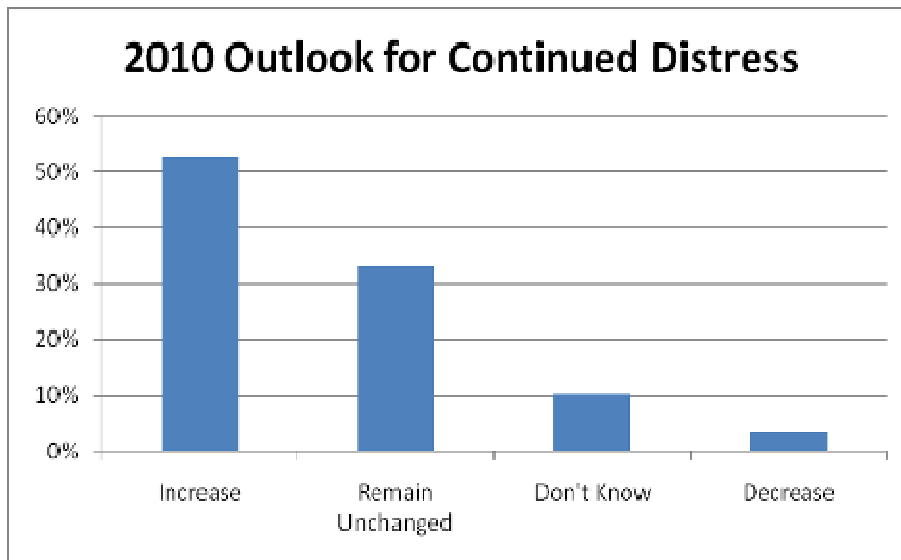
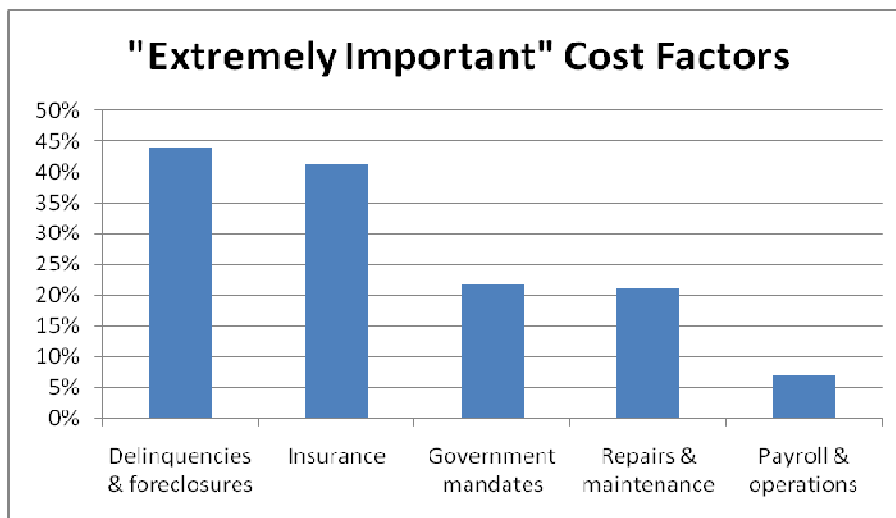


Chart 2. Cost Factors in Assessment Increases



Community Association Owners Express Concern in Full Text Comments

The following is a sample of direct quotes from survey respondents:

“The impact of delinquencies, foreclosures and budgetary pressures has subjected our community to a ‘perfect storm’ of sorts. Each issue feeds on the others and it’s very difficult to address them all.”

-- Southeast Florida Condo Board member

“This association is drowning in debt, mismanagement and will probably just implode.”

-- Southeast Florida Condo owner

“It is difficult to raise assessments over the remaining population of owners when you know that doing so will force another large percentage into foreclosure down the road.”

-- Central West Florida homeowner

“Anything that will speed the foreclosure process, induce mortgage holders to pay current condo fees, and expedite the ability of condo associations to attach the rents of delinquent members would alleviate the strain on the association.”

-- Southwest Florida Condo Board Member, 100-199 unit development

“Delinquencies and budgetary pressures are requiring us to increase our maintenance and rental fees to keep the community operating.”

-- Central West Florida Cooperative Association Board member

“This is a horrible situation. Lean budgets make it more difficult to maintain a building, so then it is less attractive to potential buyers. It’s a Catch-22.”

-- Southeast Florida Board member, 500 or more unit Condo

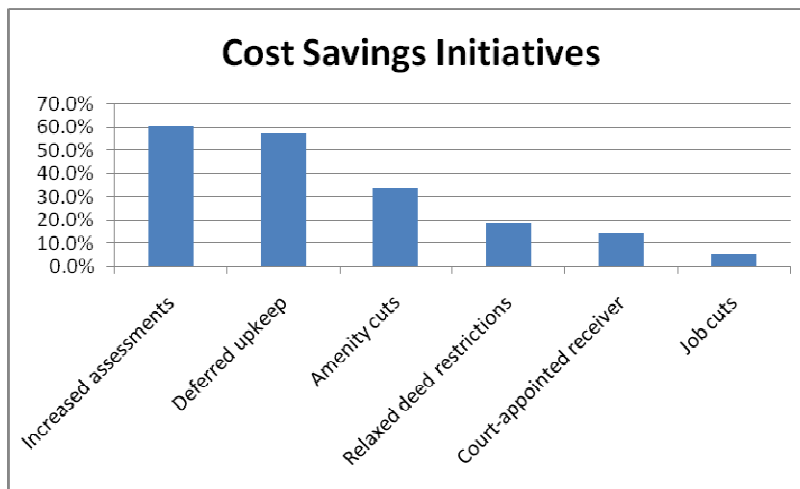
“Legislative mandates and fee increases from state and county agencies are forcing us to reallocate monies from maintaining premises to paying fees. I don’t think the state realizes the impact of their legislation.”

-- Central Florida Condo Board member, 50-99 unit development

Impact of Foreclosures on Florida Community Associations

Community associations are taking a variety of actions to help address decreased revenue resulting from delinquent payments due to mortgage foreclosures, with the most frequent option being increased assessments (60.4%) and postponement of major capital investments a close second (57.2%).

Chart 3. Actions Taken to Close Budgetary Gaps



Over one-third (35.7%) of respondents reported increases in assessments of less than 10% over the past two years, with 30% reporting increases of 10% to 24% and 7.5% reporting increases of 25% to 49%.

One-third of respondents (34%) reported that the community had either cut back or eliminated community amenities and services and 18.9% of respondents said deed restrictions and rules were being less strictly enforced as a result of the reduced revenue stream.

While less common, 14.7% of associations reported filing petitions for court-appointed receivers to collect rent from tenants and 5.7% of associations eliminated one or more professional manager position.

“Foreclosures are having a big impact on the remaining owners because we have to make up the shortfall. I am working two jobs just to keep up with my payments.”

-- Southeast Florida Condo owner

“We’ve postponed major improvements and use eBay for supplies and fixtures. Many in the HOA have volunteered to perform minor repairs and maintenance.”

-- Southeast Florida HOA Board member, 100-199 unit development

“We are funding bad debt reserves for the first time in our 30-year history. We have to write off what mortgage lenders won’t pay and we are postponing new services and amenities.”

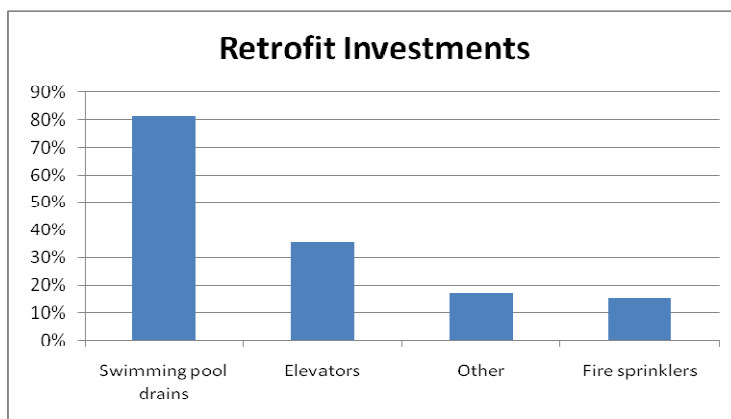
-- HOA Board member, 500 or more unit development

“It is very difficult to run an association pinching pennies. We are so lucky we haven’t had a hurricane this year as we have several roofs that were not replaced due to lack of funds.”

-- Southwest Florida Condo owner

Government-mandated requirements are continuing to impact associations with almost two-thirds (63.6%) of respondents reporting that they had to perform an upgrade or retrofit of certain building or structural components in the past two years resulting from new laws. When asked to specify the type of retrofitting that was done, 81.3% said swimming pool drains, 35.9% elevators, 15.6% sprinklers and 17.5% other.

See Chart 4. Government-Mandated Upgrades



One unfortunate condo association with fewer than 100 units was forced to part with \$500,000 to modernize sprinklers, while another faced immediate fines unless they updated sprinklers in an area framed by three cement walls and open to the outdoors. Overall, the amount of money spent on retrofits was reported as follows: less than \$9,999 (44.7%), more than \$100,000 (18%), between \$10,000 and \$24,999 (13.8%), between \$25,000 and \$49,999 (8.9%) and between \$50,000 and \$99,999 (7%).

Continued challenges with respect to the mortgage foreclosure crisis and changing community association laws are also having a dampening effect on boards of directors' ability to attract members. Almost one-half (45%) of respondents reported that fewer members are willing to volunteer to serve on boards and committees due to law changes. Almost one-third (32.6%) said legislative changes have had no impact, with 22.4% of respondents answering that they did not know the impact.

“We have not had any new candidates for board members in two years. Nobody wants to run. Next year, it is projected that we will not have enough board members.”

-- Northwest Florida Condo Board member

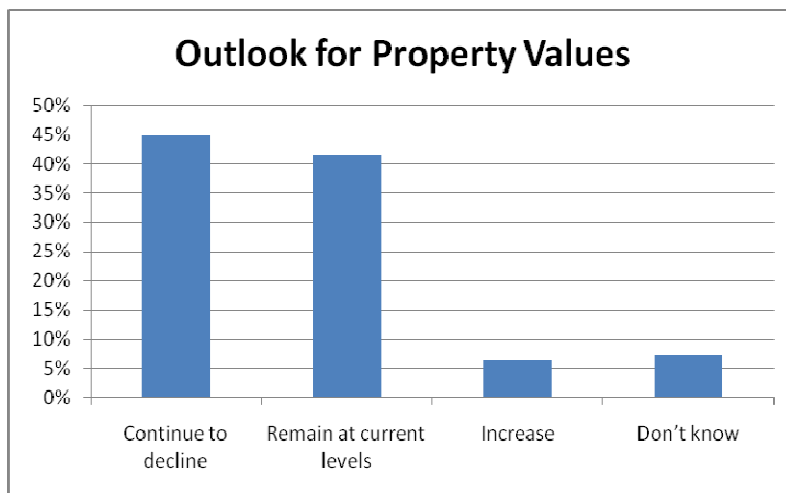
“We are getting very upset by legislative laws being imposed on boards. It is making our free volunteering job much more difficult. It is hard enough to serve on a board without the constant new requirements being imposed on us.”

-- Central West Florida Board member, 50-99 unit condo association

Outlook on 2010 Community Association Foreclosures

As mentioned above, a staggering 86% of respondents do not foresee any abatement of foreclosures, delinquencies and revenue shortfall problems. There was little difference among types of property owners in this regard, with 56.2% of homeowners and 52.7% of condominium owners expecting increased problems.

Chart 5. Outlook for Property Values through March 2010



“This is the worst I have seen in 30 years in Florida and I don’t see it getting better any time soon unless the legislators truly start representing the people who got them elected.”

-- Southeast Florida Condo Board Member, 50-99 unit development

Survey results were equally as dim with respect to the outlook for property values, with 44.7% of respondents saying property values will continue to decline through March 2010 and 41.6% saying property values will remain the same through March 2010.

“Our property values will decline as association fees need to be raised to keep maintenance requirements funded.”

Southwest Florida Board member, 50-99 unit condo association

“Property values are at risk of declining further if banks continue to sell properties at prices significantly below current market prices.”

-- Southwest Florida Condo Board member

The outlook of respondents from the Southeast was slightly bleaker with 48.5% anticipating property values to decline and 38.8% expecting values to remain at current levels. Southwest respondents were slightly more optimistic for 2010, with only 33.3% saying values would decrease and 50.3% saying they would remain the same.

Legislative Assistance Sought for Faster Bank Payments

A large majority of respondents said they would favor legislative initiatives that would help associations stem financial problems, with 91.4% saying they would support increasing the amount of assessments a foreclosing mortgagee or bank would have to pay and 75.4% saying they favor allowing community associations to collect delinquent assessments directly from tenants.

At the same time, respondents were overwhelmingly against a proposal to create a specialized police agency charged with overseeing community association operations that would have subpoena power, with only 17.1% of respondents in support. The majority of respondents oppose limiting the ability of the board to obtain a loan or line of credit by requiring approval from a majority of owners, with only 20.3% of respondents in favor.

When asked whether they were in favor of having homeowners’ associations governed by the Florida law and structures similar to those that currently govern condominium and cooperative associations, almost half (46.7%) of respondents who reside in homeowners’ associations said “no” with 31.8% saying “yes.”

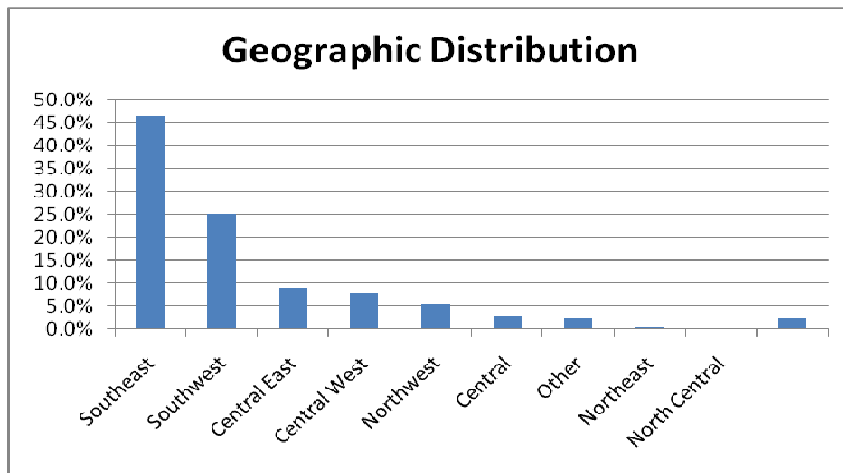
Survey Demographics

The vast majority of survey respondents (78.3%) said they were members of their community association’s Board of Directors. A slightly higher percentage of respondents reported serving on condominium association boards (80.4%) than homeowners association boards (73.2%).

At 75%, condominium owners represented the largest group of survey responders, followed by homeowner association residents (21.4%). Owners of cooperatives (2.3%), mobile homes (0.7%) and timeshares (0.3%) represented only a small fraction of respondents.

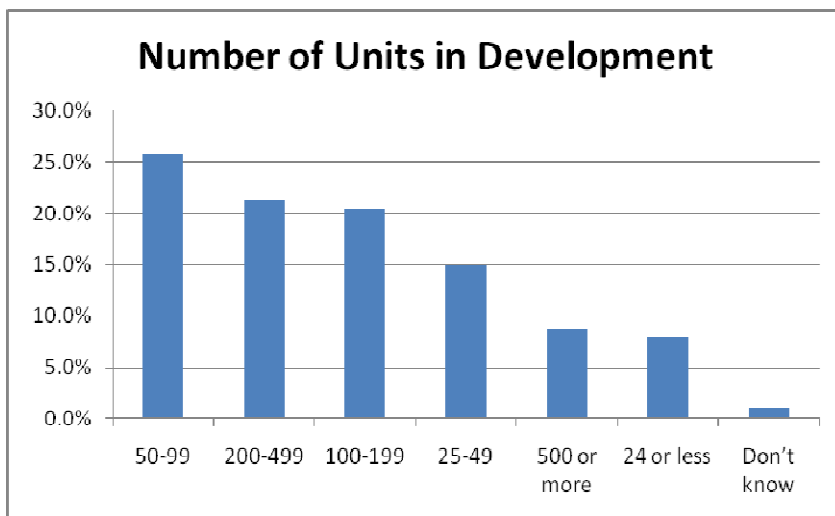
Geographically, the survey drew Florida community owners from the Southeast (46.6%), the Southwest (25.2%), Central Eastern Florida (9.1%), Central Western Florida (7.6%), the Northwest (5.4%), the Orlando area (3%), the Northeast (3%) and other parts of the state.

Chart 6. Respondents by Florida Location



The breakdown of the size of the communities where respondents lived was as follows: 50-99 units (25.7%), 200-499 units (21.3%), 100-199 units (20.4%), 25-49 units (14.9%), 500 units or more (8.7%), and 24 units or fewer (8%).

Chart 7. Size of Developments



The age of the community association buildings where respondents lived is: 30 years or more (42.3%), 20-29 years (26.4%), 5-9 years (10.2%), 10-14 years (7.1%), 15-19 years (6.8%) and 4 years or less (6.6%)

A full break-out of survey demographics is contained in the data at the end of this report.

Methodology

The CALL Survey on Community Association Financial Stability Fall 2009 was conducted online from October 1-26, 2009 under the auspices of the Community Association Leadership Lobby (www.callbp.com).

The results contained in this report are based on the responses of 777 participants who own property in a community association in Florida. Not all respondents answered all questions.

The total population polled exceeded 4,500 known residents of condos, homeowner associations and other community associations throughout the state. Participants responded to e-mail invitations to participate from CALL and/or were otherwise invited to participate by other community association organizations statewide.

With 777 responses from among a polled population of 4,500, the margin of error is +/- 3.5 percentage points for the total sample at the 95% confidence level.



Survey Questions and Response Data

Listed below are the actual questions asked and responses collected in the CALL Survey on Community Association Financial Stability, Fall 2009.

The number of responses to each question is indicated by “Total #” and the corresponding percentage to each response is indicated by “Total %.” Breakouts of the number of HOA and Condo property owner responses for each question are also indicated.

Breakout comparisons of total statewide responses versus responses for the two major response subsets of Southeast Florida and Southwest Florida are indicated in a separate table under each question.

1. Do you own property in a community or homeowners’ association in Florida?

NOTE: 777 respondents answered “Yes,” and their responses are reflected below. Respondents who answered “No” were removed from the survey results.

2. Are you a member of the Board of Directors of your community association?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	579	78.3%	115	73.2%	442	80.4%
No	160	21.7%	42	26.8%	108	19.6%
Total	739	100%	157	100%	550	100%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	579	78.3%	252	73.7%	154	83.2%
No	160	21.7%	90	26.3%	31	16.8%
Total	739	100%	157	100%	550	100%

[Please note for the above and subsequent questions that totals may not add to 100% across categories, since there are other sub-sets in addition to HOAs, condos, SE and SW that are not reflected.]

3. Indicate the type of community association in which you own property:

Type	Total #	Total %	SE #	SE %	SW #	SW %
Condominium association	550	75.0%	266	78.0%	137	74.1%
Homeowners’ association	157	21.4%	63	18.5%	40	21.6%
Cooperative association	17	2.3%	10	2.9%	3	1.6%
Mobile home community	5	0.7%	0	0.0%	3	1.6%
Timeshare	2	0.3%	1	0.3%	1	0.5%
Other	2	0.3%	1	0.3%	1	0.5%
Total	733	100%	341	100%	185	100%

4. Please indicate the location of your unit/home in Florida:

Area	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Southeast	342	46.6%	63	40.4%	266	48.4%
Southwest	185	25.2%	40	25.6%	137	24.9%
Central West	56	7.6%	11	7.1%	42	7.6%
Central East	67	9.1%	14	9.0%	51	9.3%
Central FL	22	3.0%	8	5.1%	14	2.5%
Northwest	40	5.4%	11	7.1%	29	5.3%
North central	2	0.3%	1	0.6%	1	0.2%
Northeast	3	0.4%	2	1.3%	1	0.2%
Other	17	2.3%	6	3.8%	9	1.6%
Total	734	100%	156	100%	550	100%

Description of regional codes:

Southeast Florida (Key West, Miami, Fort Lauderdale, West Palm Beach and Stuart)

Southwest Florida (Bradenton/Sarasota, Fort Myers, Naples and Marco Island)

Central West Florida (Crystal River, Clearwater and St. Pete/Tampa)

Central East Florida (Port St. Lucie, Melbourne and Daytona Beach)

Central Florida (Ocala, Orlando, Kissimmee/St. Cloud and Winter Haven)

Northwest Florida (Pensacola to Panama City)

North Central Florida (Tallahassee, Lake City, Gainesville, Cedar Key)

North East Florida (Jacksonville, St. Augustine)

5. How many units/homes are in your community association?

# Units	Total #	Total %	HOA #	HOA %	Condo #	Condo %
500 or more	64	8.7%	34	21.7%	28	5.1%
200-499	157	21.3%	38	24.2%	114	20.7%
100-199	150	20.4%	34	21.7%	109	19.8%
50-99	189	25.7%	29	18.5%	153	27.8%
25-49	110	14.9%	14	8.9%	92	16.7%
24 or less	59	8.0%	5	3.2%	51	9.3%
Don't know	7	1.0%	3	1.9%	3	0.5%
Total	736	100%	157	100%	550	100%

# Units	Total #	Total %	SE #	SE %	SW #	SW %
500 or more	64	8.7%	34	9.9%	14	7.6%
200-499	157	21.3%	90	26.3%	36	19.5%
100-199	150	20.4%	63	18.4%	35	18.9%
50-99	189	25.7%	72	21.1%	51	27.6%
25-49	110	14.9%	43	12.6%	38	20.5%
24 or less	59	8.0%	36	10.5%	11	5.9%
Don't know	7	1.0%	4	1.2%	0	0.0%
Total	736	100%	342	100%	185	100%

Questions about Foreclosure Proceedings in your Association

6. Please indicate the age of your community association buildings:

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
4 years or less	46	6.6%	9	6.3%	37	7.1%
5-9 years	71	10.2%	34	23.6%	37	7.1%
10-14 years	49	7.1%	25	17.4%	24	4.6%
15-19 years	47	6.8%	15	10.4%	31	5.9%
20-29 years	183	26.4%	39	27.1%	140	26.7%
30 years or more	293	42.3%	21	14.6%	254	48.5%
Don't know	4	0.6%	1	0.7%	1	0.2%
Total	693	100%	144	100%	524	100%

	Total #	Total %	SE #	SE %	SW #	SW %
4 years or less	46	6.6%	14	4.3%	15	8.5%
5-9 years	71	10.2%	22	6.8%	25	14.2%
10-14 years	49	7.1%	14	4.3%	15	8.5%
15-19 years	47	6.8%	19	5.9%	14	8.0%
20-29 years	183	26.4%	73	22.7%	55	31.3%
30 years or more	293	42.3%	178	55.3%	51	29.0%
Don't know	4	0.6%	2	0.6%	1	0.6%
Total	693	100%	322	100%	176	100%

7. Please indicate if there has been an increase in your association's assessments during the past two years:

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Less than 10% increase	247	35.7%	54	37.0%	183	35.2%
10% to 24% increase	207	30.0%	39	26.7%	165	31.7%
25% to 49% increase	52	7.5%	8	5.5%	41	7.9%
50% to 74% increase	19	2.7%	3	2.1%	16	3.1%
75% to 99% increase	3	0.4%	2	1.4%	1	0.2%
100% or more increase	4	0.6%	0	0.0%	4	0.8%
No increase	152	22.0%	39	26.7%	104	20.0%
Don't know	7	1.0%	1	0.7%	6	1.2%
Total	691	100%	146	100%	520	100%

	Total #	Total %	SE #	SE %	SW #	SW %
Less than 10% increase	247	35.7%	105	32.7%	70	40.2%
10% to 24% increase	207	30.0%	104	32.4%	41	23.6%
25% to 49% increase	52	7.5%	25	7.8%	15	8.6%
50% to 74% increase	19	2.7%	9	2.8%	2	1.1%
75% to 99% increase	3	0.4%	2	0.6%	0	0.0%
100% or more increase	4	0.6%	2	0.6%	0	0.0%
No increase	152	22.0%	68	21.2%	45	25.9%
Don't know	7	1.0%	6	1.9%	1	0.6%
Total	691	100%	321	100%	174	100%

8. Please rank the importance of each of the following cost factors in contributing to increases in your association's assessments:

	Total #	Not at all important	Slightly important	Somewhat important	Very important	Extremely important	Rating Average
Insurance	647	6.8%	7.7%	15.1%	29.1%	41.3%	3.9
Repairs & maintenance	633	4.4%	10.7%	26.4%	37.3%	21.2%	3.6
Payroll & operations	607	22.4%	27.3%	27.7%	15.5%	7.1%	2.57
Delinquencies & foreclosures	638	15.2%	10.5%	12.4%	17.9%	44.0%	3.65
Government mandates regarding elevators, fire, or pool	623	25.5%	16.1%	16.2%	20.4%	21.8%	2.97

9. Is the percentage of units/homes in your community that are more than 60 days delinquent in payment of regular and special assessments greater today than one year ago?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	470	68.3%	104	71.2%	360	69.6%
No	187	27.2%	35	24.0%	134	25.9%
Don't know	31	4.5%	7	4.8%	23	4.4%
Total	688	100%	146	100%	517	100%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	470	68.3%	241	75.3%	101	58.0%
No	187	27.2%	66	20.6%	63	36.2%
Don't know	31	4.5%	13	4.1%	10	5.7%
Total	688	100%	320	100%	174	100%

Questions about the Impact of Foreclosures on your Community

10. If your answer to Question 9 was "Yes," please indicate the percentage of units/homes which presently are delinquent:

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
4% or less	134	27.0%	21	19.1%	109	28.7%
5% to 9%	142	28.6%	39	35.5%	102	26.8%
10% to 19%	99	20.0%	22	20.0%	77	20.3%
20% to 29%	48	9.7%	7	6.4%	41	10.8%
30% to 39%	26	5.2%	6	5.5%	20	5.3%
40% to 49%	16	3.2%	3	2.7%	13	3.4%
50% or more	6	1.2%	3	2.7%	3	0.8%
Don't know	25	5.0%	9	8.2%	15	3.9%
Total	496	100%	110	100%	380	100%

	Total #	Total %	SE #	SE %	SW #	SW %
4% or less	134	27.0%	56	22.4%	38	33.9%
5% to 9%	142	28.6%	71	28.4%	35	31.3%
10% to 19%	99	20.0%	46	18.4%	25	22.3%
20% to 29%	48	9.7%	33	13.2%	4	3.6%
30% to 39%	26	5.2%	16	6.4%	1	0.9%
40% to 49%	16	3.2%	11	4.4%	3	2.7%
50% or more	6	1.2%	3	1.2%	1	0.9%
Don't know	25	5.0%	14	5.6%	5	4.5%
Total	496	100%	250	100%	112	100%

11. Please indicate whether you expect foreclosures, delinquencies and the revenue shortfall problem in 2010 to:

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Increase	364	52.8%	82	56.2%	273	52.7%
Decrease	25	3.6%	8	5.5%	17	3.3%
Remain unchanged	228	33.1%	42	28.8%	170	32.8%
Don't know	72	10.4%	14	9.6%	58	11.2%
Total	689	100%	146	100%	518	100%

	Total #	Total %	SE #	SE %	SW #	SW %
Increase	364	52.8%	192	59.8%	74	42.5%
Decrease	25	3.6%	7	2.2%	11	6.3%
Remain unchanged	228	33.1%	85	26.5%	70	40.2%
Don't know	72	10.4%	37	11.5%	19	10.9%
Total	689	100%	321	100%	174	100%

12. Please indicate any of the following actions that have been taken by your community association during the past year as a result of budgetary gaps created by foreclosures and delinquent payment of assessments. (Total exceeds 100% due to multiple choice.)

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Postponement of major capital investments in upkeep or repair to your community/building	273	57.2%	49	46.2%	220	60.8%
Cut-back or elimination of community amenities and services	162	34.0%	27	25.5%	134	37.0%
Less stringent enforcement of deed restrictions and rules	90	18.9%	30	28.3%	58	16.0%
Elimination of professional manager position(s)	27	5.7%	7	6.6%	19	5.2%
Increased assessments	288	60.4%	60	56.6%	223	61.6%
Petition for court-appointed receiver to collect rent from tenants	70	14.7%	13	12.3%	57	15.7%

	Total #	Total %	SE #	SE %	SW #	SW %
Postponement of major capital investments in upkeep or repair to your community/building	273	57.2%	154	65.0%	52	48.1%
Cut-back or elimination of community amenities and services	162	34.0%	84	35.4%	34	31.5%
Less stringent enforcement of deed restrictions and rules	90	18.9%	43	18.1%	24	22.2%
Elimination of professional manager position(s)	27	5.7%	16	6.8%	2	1.9%
Increased assessments	288	60.4%	144	60.8%	72	66.7%
Petition for court-appointed receiver to collect rent from tenants	70	14.7%	35	14.8%	14	13.0%

13. Have the legislative changes to the laws governing community associations over the past several years resulted in fewer members being willing to serve on the board and committees?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes, fewer members are willing to volunteer to serve on the board and committees	295	45.0%	56	40.6%	235	47.6%
No, the legislative changes have had no impact	214	32.6%	50	36.2%	150	30.4%
Don't know	147	22.4%	32	23.2%	109	22.1%
Total	626	100%	138	100%	494	100%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes, fewer members are willing to volunteer to serve on the board and committees	295	45.0%	132	43.4%	67	40.6%
No, the legislative changes have had no impact	214	32.6%	111	36.5%	56	33.9%
Don't know	147	22.4%	61	20.1%	42	25.5%
Total	626	100%	304	100%	165	100%

14. Please indicate which of the following legislative proposals you support. (Totals exceed 100% due to multiple choice.)

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Increasing the amount of assessments a foreclosing mortgagee or bank must pay	582	91.4%	115	87.1%	457	93.6%
Allowing community associations to collect delinquent assessments directly from tenants	480	75.4%	91	68.9%	375	76.8%
Creating a specialized police agency charged with overseeing community association operations that would have subpoena powers	109	17.1%	24	18.2%	80	16.4%
Limiting the ability of the board to obtain a loan or line of credit by requiring approval from a majority of owners	129	20.3%	32	24.2%	92	18.9%

	Total #	Total %	SE #	SE %	SW #	SW %
Increasing the amount of assessments a foreclosing mortgagee or bank must pay	582	91.4%	265	89.5%	149	92.0%
Allowing community associations to collect delinquent assessments directly from tenants	480	75.4%	228	77.0%	116	71.6%
Creating a specialized police agency charged with overseeing community association operations that would have subpoena powers	109	17.1%	61	20.6%	22	13.6%
Limiting the ability of the board to obtain a loan or line of credit by requiring approval from a majority of owners	129	20.3%	66	22.3%	29	17.9%

15. This question should only be answered by persons residing in a HOMEOWNERS' association. Are you in favor of having your homeowners' association governed by the Florida law and structures similar to those that currently govern condominium and cooperative associations?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	62	31.8%	47	34.8%	15	27.3%
No	91	46.7%	67	49.6%	20	36.4%
Don't know	42	21.5%	21	15.6%	20	36.4%
Total	195	100%	135	100%	55	100%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	62	31.8%	29	32.2%	16	36.4%
No	91	46.7%	36	40.0%	22	50.0%
Don't know	42	21.5%	25	27.8%	6	13.6%
Total	195	100%	90	100%	44	100%

16. Has your association performed an upgrade or retrofit of certain buildings or structural components in the past two years resulting from new legal requirements (e.g. fire sprinkler retrofitting, elevator upgrades, swimming pool drain upgrades, etc.)?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	412	63.6%	47	34.3%	348	71.2%
No	210	32.4%	83	60.6%	123	25.2%
Don't know	26	4.0%	7	5.1%	18	3.7%
Total	648	100%	137	100%	4879	100%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	412	63.6%	199	66.1%	98	60.5%
No	210	32.4%	89	29.6%	61	37.7%
Don't know	26	4.0%	13	4.3%	3	1.9%
Total	648	100%	301	100%	162	100%

17. If yes, what type of retrofitting was involved? (Totals exceed 100% due to multiple choice.)

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Elevators	152	35.9%	3	6.3%	144	40.4%
Fire sprinklers	66	15.6%	1	2.1%	61	17.1%
Swimming pool drains	344	81.3%	41	85.4%	286	80.3%
Other	74	17.5%	11	22.9%	60	16.9%

	Total #	Total %	SE #	SE %	SW #	SW %
Elevators	152	35.9%	77	37.7%	33	33.3%
Fire sprinklers	66	15.6%	38	18.6%	13	13.1%
Swimming pool drains	344	81.3%	159	77.9%	88	88.9%
Other	74	17.5%	41	20.1%	15	15.2%

18. If your answer to Question 16 was yes, how much money has your community association invested in these upgrades?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
More than \$100,000	77	18.0%	3	5.8%	69	19.3%
Between \$50,000 and \$99,999	30	7.0%	3	5.8%	26	7.3%
Between \$25,000 and \$49,999	38	8.9%	0	0.0%	36	10.1%
Between \$10,000 and \$24,999	59	13.8%	4	7.7%	52	14.6%
Less than \$9,999	191	44.7%	35	67.3%	151	42.3%
Don't know	32	7.5%	7	13.5%	23	6.4%
Total	427	100%	52	100%	357	100%

	Total #	Total %	SE #	SE %	SW #	SW %
More than \$100,000	77	18.0%	49	23.8%	15	15.0%
Between \$50,000 and \$99,999	30	7.0%	19	9.2%	5	5.0%
Between \$25,000 and \$49,999	38	8.9%	20	9.7%	7	7.0%
Between \$10,000 and \$24,999	59	13.8%	29	14.1%	11	11.0%
Less than \$9,999	191	44.7%	75	36.4%	55	55.0%
Don't know	32	7.5%	14	6.8%	7	7.0%
Total	427	100%	206	100%	100	100%

19. Which of the following best describes your outlook on property values of units available for sale in your association within the next 6 months:

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Property values will continue to decline through March 2010	294	44.7%	60	44.1%	227	45.7%
Property values will remain at current levels through March 2010	273	41.6%	54	39.7%	208	41.9%
Property values will increase by March 2010	43	6.5%	11	8.1%	30	6.0%
Don't know	47	7.2%	11	8.1%	32	6.4%
Total	657	100%	136	100%	497	100%

	Total #	Total %	SE #	SE %	SW #	SW %
Property values will continue to decline through March 2010	294	44.7%	149	48.5%	55	33.3%
Property values will remain at current levels through March 2010	273	41.6%	119	38.8%	83	50.3%
Property values will increase by March 2010	43	6.5%	19	6.2%	11	6.7%
Don't know	47	7.2%	20	6.5%	16	9.7%
Total	657	100%	307	100%	165	100%

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