TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Palomar at Boca Pointe HOA

STATUS: PARTIAL PUBLIC CRAWL - FULL 3-TIER PACKET NEEDED FOR VERIFICATION

Jurisdiction & Statutory Baseline: Florida (Ch. 720 & Ch. 718) & Federal HOA Law

Public Files Scanned: 2 PDF(s) (POH Cert of Recording to Amend Restate Dec Amend Restate Bylaws 05 21 2019) · Clauses Parsed:

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (POH Cert of Recording to Amend Restate Dec Amend Restate Bylaws 05 21 2019, 283 clauses parsed) for Palomar at Boca Pointe HOA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under Ch. 720 & Ch. 718 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Palomar at Boca Pointe HOA:

1. Fines, Suspensions & Hearing Due Process (Ch. 720 & Ch. 718): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Ch. 720 & Ch. 718): Verify secret-ballot/proxy rules, open board meeting notice windows, and statutory owner records-inspection rights.
3. Federal Preemption & Rules-vs.-Declaration Hierarchy (47 C.F.R. Sec. 1.4000 & FHA): Verify standalone Board/ARC rules do not exceed recorded CC&R authority or restrict protected antennas, solar, or assistance animals.

Upload up to 10 governing PDFs for a full Crystal AI Audit at https://www.truehoa.app/crystal