



MARKUP #1 ->

Home Minder

Our Home Minder Services provide weekly property checks. We work off a standardized checklist but can easily customize those items that are important to you through our Elite Concierge Services. Whether its caring for your home, starting your car or tying down your vessel, we are on-site and ready to serve our homeowners.

Pro-Handyman

Our Pro-Handyman Services will take care of any general repairs or maintenance. We provide quick on-site service and work on individual tasks or as part of a bundled list.

Elite Concierge

We provide project management services, which can include a subset of our handyman and home minder services. The MPOA performs the work, or where required, provides an outside resource and manages the entire scope of work. The MPOA ensures the work gets done without any problems whether you are here or away.

ISSUE #1

Hurricane Preparedness

Precautionary steps should be taken before hurricane season begins. The MPOA retains a comprehensive hurricane guide which is viewable on www.acmpoa.com. At the beginning of storm season, Pro-Handyman services will be available to assist in installing hurricane shutters, taking down awnings, outdoor artwork, installing additional window protection, garage door braces, and more. It is crucial all patio furniture, kayaks, paddle boards, dock boxes, and grills are put away. Vessels need to be tied down, where necessary. This essential planning should begin several weeks before hurricane season starts as the MPOA uses the same resources to secure the entire community.

Rule of thumb: If you need assistance in preparing your home, either closing and/or opening, please contact the MPOA a few weeks in advance. Before you leave have your coconut palm trees trimmed to minimize falling hazards.

* Refer to the back cover for a short list of standardized services. For more details call the MPOA office or visit our website at www.acmpoa.com.

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 561.427.0911 (p. 10): Clause prohibits or authorizes arbitrary denial of hurricane shutters, impact glass, or storm panels conforming to the Florida Building Code in conflict with HB 1203 / HB 1021 / HB 1029.

Statutory / Legal Reference: Fla. Stat. § 720.3035(6) (HB 293 / HB 1203)

Statutory Comparison: Under Fla. Stat. § 720.3035(6) (HB 293 / HB 1203), both homeowners' associations and condominium associations must adopt hurricane protection specifications (which may govern style and color) and are expressly prohibited from denying an application for the installation, enhancement, or replacement of hurricane protection - including permanent storm shutters, impact-resistant glass, code-compliant storm panels, reinforced exterior doors, and metal/storm-hardened roofs - that conform to the adopted specifications and the Florida Building Code.

CURRENT WORDING IN DOCUMENT:

Hurricane Preparedness Precautionary steps should be taken before hurricane season begins. The MPOA retains a comprehensive hurricane guide which is viewable on www.acmpoa.com. At the beginning of storm season, Pro-Handyman services will be available to assist in installing hurricane shutters, taking down awnings, outdoor artwork, installing additional window protection, garage door braces, and more.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Fla. Stat. § 720.3035(6) (HB 293 / HB 1203), the Board/ARC shall adopt hurricane protection specifications and shall not prohibit or deny any owner application to install, enhance, or replace hurricane shutters, impact-resistant glass, storm panels, exterior doors, or roofing systems that meet or exceed the Florida Building Code and conform to the Association's adopted hurricane protection specifications.