



FCAP's

Service Provider Directory



It pays to have fiber internet

Revenue for your community while saving your residents up to 50%!

↑ INCREASE

- Community revenue
- Resident satisfaction
- Network security
- Home values (by 3% or more)

↓ DECREASE

- Delinquent association dues
- Service interruptions and outages
- Cost to residents by up to 50%

YOUR PARTNER

Not just a provider



Scan, call, or visit to learn more

VISIT [BLUESTREAMFIBER.COM/BULK](https://bluestreamfiber.com/bulk)
OR CALL US AT 888-960-BULK

Se habla español.



PEYTONBOLIN
ASSOCIATION & REAL ESTATE ATTORNEYS

You've Got Questions. We Have Answers.



Check out Dear Condo Board to ask or learn about the real life scenarios and stories of Florida condo, HOA and cooperative life. Education meets reality!



www.dearcondoboard.com

www.peytonbolin.com



954-316-1339



3343 W. Commercial Blvd., Suite 100 Fort Lauderdale, FL 33309.

Since 2008, PeytonBolin has represented and advised condominium and homeowner associations. The firm's partners, Mauri Peyton and Joe Giannell, are board certified real estate attorneys. Jane Bolin previously owned a management company and worked as licensed CAM, and has developed practical education for board members and managers. Joe, Jane and Mauri have been members of the Florida Bar since 2007 and are admitted to practice in the U.S. District Court for the Southern District of Florida.



FCAP's

Service Provider Directory

FCAP'S SERVICE PROVIDER DIRECTORY WELCOME TO THE EIGHTH ANNUAL EDITION!

Welcome to Florida Community Association Professionals' (FCAP) eighth annual Service Provider Directory! We initiated this directory, which is presented in a clear and organized manner, to provide our readers with a simplified means of searching for services offered by various companies. In the following pages we will explain the different types of memberships and their benefits, along with the educational opportunities available through FCAP Schools.

A GRATEFUL "THANK YOU" TO OUR FCAP SERVICE PROVIDERS

First and foremost, we extend our heartfelt gratitude to all the service providers who support FCAP and *FLCAJ* each month. Our service provider members are the backbone of our organization, providing quality educational materials and financial support throughout the year. The FCAP Service Provider Directory categorizes them alphabetically, making it easy to find the specific services your community may need. We are confident that they deliver quality services and adhere to the guidelines for providing services to community associations throughout Florida. You can access the Directory year-round at fcapgroup.com/pdfs/0923-Service-Provider-Directory.pdf.

INTRODUCING FCAP—EMPOWERING FLORIDA'S COMMUNITY ASSOCIATION PROFESSIONALS

Florida Community Association Professionals (FCAP) is a membership-based professional organization for those involved in the 45,000-plus community associations in Florida. Established in the fall of 2011,

FCAP's primary purpose is to train and equip industry professionals, fostering effective, efficient, legal, and fiscally responsible community management.

****NEW ADDITION: WELCOMING KRISTIN LAVENDER, DIRECTOR OF MEMBER RELATIONS****

We are delighted to announce the newest addition to the FCAP team, Kristin Lavender, who joins us as the director of member relations. Kristin will play a pivotal role in strengthening our organization's ties with our valued members. Her dedication to providing exceptional service aligns perfectly with FCAP's commitment to excellence.

Education is at the heart of FCAP's mission, and we constantly strive to provide up-to-date training resources. Our educational materials are authored by hands-on industry professionals who understand its complexity. On a biweekly basis FCAP publishes new training material through its newsletter,

with monthly articles featured in the *Florida Community Association Journal*. Additionally, the *Managers Report* newsletter delivers monthly legal resources.

FCAP MEMBERSHIP BENEFITS FOR MANAGERS

For managers FCAP membership offers numerous benefits, including a yearly subscription to *FLCAJ*, access to 31 DBPR-approved 1-hour CEU courses, and eligibility for the advanced CFCAM (Certified Florida Community Association Manager) educational program. Over the past year our FCAP manager members have earned an impressive 468 CEU hours. Through the FCAP portal managers can access every article with a user-friendly, searchable knowledge tool, as well as browse the *FLCAJ* Resource Library containing helpful information and older articles. The initial fee for manager membership is only \$149.00, with an annual renewal fee of just \$99.00. Detailed information can be found at fcapgroup.com/managers-2.

THE CFCAM EDUCATIONAL PROGRAM FOR MANAGERS—EMPOWERING EXCELLENCE

The CFCAM educational program is a comprehensive online course designed to equip community association managers in Florida with advanced skills, resources, and knowledge. This program is specifically tailored to manage Florida's community associations effectively. To earn the CFCAM designation, managers are required to complete an eight-module course covering subjects such as finances, ever-changing statutes, governance, customer service, budgeting, insurance, legal issues, maintenance, operations, communications, and more. Each module has been approved by the DBPR for CEU credits, and managers can complete the program at their own pace.

We take pride in consistently revising the program to stay current with industry trends, best practices, laws, and innovative technology. Our goal is to offer one of the best educational programs for supporting Florida CAMs. We welcome feedback from students, many of whom have expressed how the program has equipped them to deliver exceptional service and advance in their careers. We believe that this advanced professional designation will lead managers and management companies to invest in their future.

The program consists of the following modules:

1. Module 1: The CAM Profession (4 hrs ELE)
2. Module 2: People, Pets, and Parking (4 hrs HR)
3. Module 3: Technology (4 hrs OPP)
4. Module 4: Financial (4 hrs IFM)
5. Module 5: Building Maintenance (6 hrs OPP)
6. Module 6: Association Grounds (4 hrs ELE)
7. Module 7: Safety & Security (6 hrs OPP)

Each module costs \$165.00, with payment required only at the start of each module. The program is accessible 24/7, and managers can choose their preferred pace for completing the curriculum. For detailed information, visit fcapgroup.com/cfcam-educational-program-for-managers.

FCAP MEMBERSHIP BENEFITS FOR SERVICE PROVIDERS AND BOARD MEMBERS

For service providers FCAP membership offers various benefits, including a yearly subscription to *FLCAJ*, display of their company logo in the FCAP

Community section within *FLCAJ*, advertising discounts, and more. Detailed information can be found at fcapgroup.com/serviceproviders.

Board members also benefit from FCAP membership with a yearly subscription to *FLCAJ*, access to FCAP's online board certification class, and several courses for board member education. Similar to managers, they have access to an easy-to-use searchable knowledge tool and the *FLCAJ* Resource Library, featuring helpful articles and information. FCAP offers two types of memberships for board members—an individual membership and a community membership for the entire board. For more detailed information, please visit fcapgroup.com/boardmembers.

THE FUTURE OF FCAP—CONTINUAL IMPROVEMENT

As we begin our 13th year of existence, FCAP remains committed to updating and improving the CFCAM educational program and the FCAP School 1-hour CEU courses for managers. We extend our sincere thanks to our members and readers for their unwavering support over the years. Managers, board members, and service providers continue to be valuable contributors, investing their time in the places we call home.

If you have any questions or comments about FCAP, please contact our office at 800-425-1314 or by email at info@fcapgroup.com. We are grateful to all who have contributed to making FCAP and FLCAJ what they are today. ■

FCAP's

Service Provider Directory

ACCOUNTING/AUDITING

Element Financial Solutions
9130 Galleria Court,
Suite 105
Naples, Florida 34109
239-315-7000
aemma@elementfinancial
solutions.com
ElementFinancialSolutions.com

Juda Eskew & Associates P.A.
8211 W Broward Boulevard
PH 1
Fort Lauderdale, FL 33324
954-577-9700
kjuda@homeownercpa.solutions
www.homeownercpa.solutions

APPRAISALS

Valbridge Property Advisors
734 Rugby Street
Orlando, FL 32804
844-822-7825
www.valbridge.com

ASPHALT REPAIR/ REJUVENATION



**Asphalt Restoration
Technology Systems**
1523 Pine Avenue
Orlando, FL 32824
800-254-4PDC (4732)
AsphaltNews.com

BANKING

Alliance Association Bank
21346 St. Andrews Boulevard,
#171
Boca Raton, FL 33433
561-212-2091
lelkan@alliance
associationbank.com
allianceassociationbank.com



Formerly Stonegate Bank
Contact Us Today!
1-866-227-0441
my100bank.com/associations
A Home Bancshares Company
Member FDIC | Equal Housing Lender

Truist Association Services
5830 142nd Avenue N.
Clearwater, FL 33760
888-722-6669
kim.farrell@truist.com
www.Truist.com/
AssociationServices



RICK ALFONSO
Senior Vice President
Richard.Alfonso@uscentury.com
Telephone: 305.715.5181

uscentury.com/specialties/association-banking



CLAIMS ADJUSTING (PUBLIC)

ATA Loss Consulting
25910 Canal Road,
Suite 269
Orange Beach, AL 36561
800-935-9270
Help@ATAclaims.com
www.ataclaims.com



CLAIMS SETTLEMENT CASE STORIES



Claims GPS
4164 Chesterfield Cir.
Palm Harbor, FL 34683
mark@claimsgps.com
813-532-5023
www.claimsgps.com

COMMUNICATIONS SOFTWARE

Vinteam Software
28 Liberty Street, 6th Floor
New York, NY 10005
844-900-0910
US@vinteam.io
www.vinteam.io

COMMUNITY SECURITY

Envera Systems
4171 W. Hillsboro Boulevard,
Suite 7
Coconut Creek, FL 33073
855-380-1274
ask@enverasystems.com
www.enverasystems.com



CONCRETE RESTORATION

**Carousel Development &
Restoration Inc.**
1450 SW 10th Street, Suite 8
Delray Beach, FL 33444
561-272-3700
info@cdri.net
www.cdri.net

**Concrete Restoration by
Daniello Companies**
2708 N. Australian Avenue,
Suite 9
West Palm Beach, FL 33407
561-835-4788
info@concreterepairing.net
www.concreterepairing.net



**Promar Building
Services LLC**
Alfredo Amador
561-598-4549
Aamador@promarbuilding.com
www.promarbuilding.com

CONCRETE RESTORATION PROJECT MANAGEMENT

DSS Condo
944 NW 9th Court
Miami, FL 33136
305-985-3772
adam@dsscondo.com
www.dsscondo.com

ELECTRIC

Hypower Inc.
5913 NW 31st Avenue
Fort Lauderdale, FL 33309
954-978-9300
tshrewsbury@hypower.com
www.hypowerinc.com

ENGINEERS

**Keystone Engineering &
Consulting**
18 Danube River Drive
Cocoa Beach, FL 32931
321-454-7300
KeystoneEngineeringPE.com





What can SOCOTEC do for you?

- Building Envelope
- Energy & Sustainability
- Code & Planning
- Project Advisory
- Dispute Resolution
- Specialty Engineering

www.socotec.us

SWAYSLAND

PROFESSIONAL ENGINEERING CONSULTANTS

Swaysland Professional Engineering Consultants Inc.
2890 Marina Mile Boulevard,
Suite 114
Fort Lauderdale, FL 33312
954-473-0043
info@swaysland.com
www.swaysland.com

FINANCIAL & CONSTRUCTION CONSULTANCY

Condominium Advisory Group
7380 Westpointe Boulevard
Orlando, FL 32835
321-300-4425
www.coadvisorygroup.com

FIRE ALARM SYSTEMS

Bass United Fire & Security Systems Inc.
3000 Gateway Drive
Pompano Beach, FL 33069
954-785-7800
info@bassunited.com
www.bassunited.com



Get Your **CFCAM**
fcagroup.com/cfcam

GENERAL CONTRACTORS

WG Pitts General Contractors
Quality Team-Built Projects
904-260-3499
info@wgpitts.com
www.wgpitts.com

HOSPITALITY CONSULTANT

Löwe Royal Consulting LLC
11884 SW 152nd Court
Miami, FL 33196
info@loweroyalconsulting.com
www.loweroyalconsulting.com

INSURANCE

Atlas Insurance
7120 Beneva Road
Sarasota, FL 34238
800-700-8087
info@atlasinsuranceagency.com
www.atlasinsuranceagency.com

FCA Insurance
813 E A1A
New Smyrna Beach, FL 32169
407-920-1116
callfca.com

Mitchell Insurance Services Inc.
6534 Central Avenue
Saint Petersburg, FL 33707
727-360-8190
robert@mittchellinsurancefl.com
www.mittchellinsurancefl.com



Rick Carroll Insurance

Rick Carroll Insurance
2160 NE Dixie Highway
Jensen Beach, FL 34958
772-334-3181
info@rickcarroll.com
www.rickcarroll.com

INSURANCE VALUATIONS



Expert Reserve Services Inc.
433 Silver Beach Ave.,
Suite 104
Daytona Beach, FL 32118
866-480-8236
www.expertreserveservices.com

INTERNET/TELEVISION/VOICE SERVICES



Blue Stream Fiber
11047 NW 29 Street
Coral Springs, FL 33065
888-960-BULK
www.bluestreamfiber.com/bulk



Customized fiber-optic services for future focused communities
hotwirecommunications.com
800.355.5668



Get Your **CFCAM**
fcagroup.com/cfcam

JANITORIAL SUPPLIES

Quality Chemical
FOR ALL YOUR FACILITY SUPPLIES
"Since 1966"

Cleaning & Janitorial . Equipment
Laundry . Food Service
Paper Product . Dishwashing
Auto & Marine . Lighting...

305-944-2837
www.QualityChemical.com

LAKE & WETLAND MANAGEMENT



SOLitude Lake Management
*Restoring Balance.
Enhancing Beauty.*
888-480-LAKE (5253)
info@solitudelake.com
www.solitudelake.com
www.solitudelake.com

LANDSCAPING

Exclusive Landscaping
399 Central Florida Parkway
Orlando, FL 32824
407-418-3010
jlapaglia@exclusive-landscapingnow.com
www.exclusive-landscapingnow.com



Ready to
Advertise in
FLCAJ?

fcagroup.com/flcaj/advertise



www.socotec.us

+1 239 514 4100
2224 Trade Center Way
Naples, FL 34109

+1 754 800 4150
950 South Pine Island Road
Plantation, FL 33324

+1 941 702 4520
6151 Lake Osprey Drive, Suite 300
Sarasota, FL 34240



BUILDING TRUST FOR A SAFER AND SUSTAINABLE WORLD

What can SOCOTEC do for you?

- Milestone Inspections- Phase 1 & Phase 2
- Structural Integrity Reserve Studies
- Reserve Studies
- Roofing Inspections, Evaluation & Design
- Painting & Waterproofing Consultation
- Concrete Restoration Design
- Water Intrusion Investigation
- Forensic Engineering Studies
- Owner Authorized Representative (OAR)
- Expert Witness Services
- Building Condition Assessments
- Building Envelope Evaluation & Restoration Design
- Pavement, Curbing & Sidewalk Evaluations
- General Consulting



BUILDING ENVELOPE



ENERGY & SUSTAINABILITY



CODE & PLANNING



PROJECT ADVISORY



DISPUTE RESOLUTION



SPECIALTY ENGINEERING

Improving Florida's Communities, One Lane at a Time.



Schedule a Pavement Evaluation for Your Association Today
800-254-4PDC (4732) or Info@AsphaltNews.Com



Broward CC#:13-3B-18425-X Palm Beach CC#: U-21936 Broward CC#:13-3B-18425-X

- Asphalt Consultation
- Striping
- Pavement Repair
- Asphalt Rejuvenation
- Asphalt Sealcoating
- MOT/TTC Certified
- Bid Design & Breakdown
- Hot In Place Crackfill
- Pavement Evaluations
- Custom Asphalt Maint Programs
- Fully Licensed & Insured
- Speed Deterrent Devices



**Asphalt Restoration
Technology Systems, Inc.**

*"Wherever the road takes you,
Asphalt Restoration Technology will be there!"*

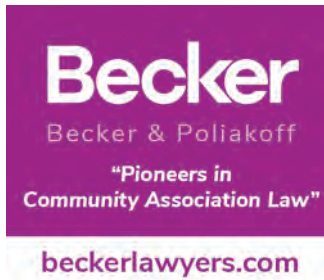
**LAUNDRY
EQUIPMENT SALES**

**Southeastern Laundry
Equipment**
1105 Shana Court, Suite I
Marietta, GA 30066
770-928-0080
www.selaundry.com

LEGAL SERVICES



Bakalar & Associates P.A.
12472 W. Atlantic Boulevard
Coral Springs, FL 33071
800-495-4951 / 954-475-4244
sbakalar@assoc-law.com
www.assoc-law.com

Burg Simpson
1343 Main Street #303
Sarasota, FL 34236
941-777-6776
www.burgsimpson.com

Cardillo Law Firm
712 S. Oregon Ave, Suite 200
Tampa, FL 33606
813-801-9050
info@cardillolaw.com
www.cardillolaw.com

**Dania S. Fernandez and
Associates P.A.**
13500 Kendall Drive, Suite 265
Miami, FL 33186
305-254-4492
dania@dsfpa.com
www.daniafernandez.com



Eisinger Law
4000 Hollywood Blvd, Suite 265-S
Hollywood, FL 33021
954-894-8000
info@eisingerlaw.com
www.eisingerlaw.com

Haber Law
251 Northwest 23rd Street
Miami, FL 33127
305-379-2400
dhaber@haber.law
www.haber.law

Herrera Law Firm
8703 W. Flagler Street, Suite 252
Miami, FL 33144
305-445-1100
jherrera@herreralawfirm.com
www.herreralawfirm.com

Kaye Bender Rembaum
1200 Park Central Boulevard S.
Pompano Beach, FL 33064
954-928-0680
info@kbrlegal.com
www.kbrlegal.com



Poliakoff & Backer
400 S. Dixie Highway, Suite 420
Boca Raton, FL 33432
561-361-8535
kbacker@bapflaw.com
www.bapflaw.com

Tripp Scott Law Firm
110 SE 6th Street, 15th Floor
Fort Lauderdale, FL 33301
954-525-7500
mzz@trippscott.com
www.trippscott.com

MANAGEMENT COMPANIES

Allied Property Group Inc.
12350 SW 132 Court, Suite 114
Miami, FL 33186
305-232-1579
arivero@alliedproperty
group.net
www.alliedpropertygroup.net

**Campbell Property
Management**
1215 East Hillsboro Boulevard
Deerfield Beach, FL 33441
954-427-8770
dtiernan@campbell
property.com
www.CampbellMGT.com

Castle Group
12270 SW 3rd Street, Suite 200
Plantation, FL 33325
844-815-5321
jgoldman@castlegroup.com
www.castlegroup.com



BOCA RATON • PORT ST. LUCIE
PALM BEACH GARDENS



WWW.LANGMGMT.COM



Claims GPS introduces **THE CLAIMS BOND FILES**

Guiding with Powerful Stories | Powered by ClaimsGPS.com

For less than a dollar a day, THE CLAIMS BOND FILES members receive quarterly case stories to increase their knowledge of claims recovery hazards and the costly pitfalls — financially and emotionally — of not preparing for a large loss claim recovery challenge.

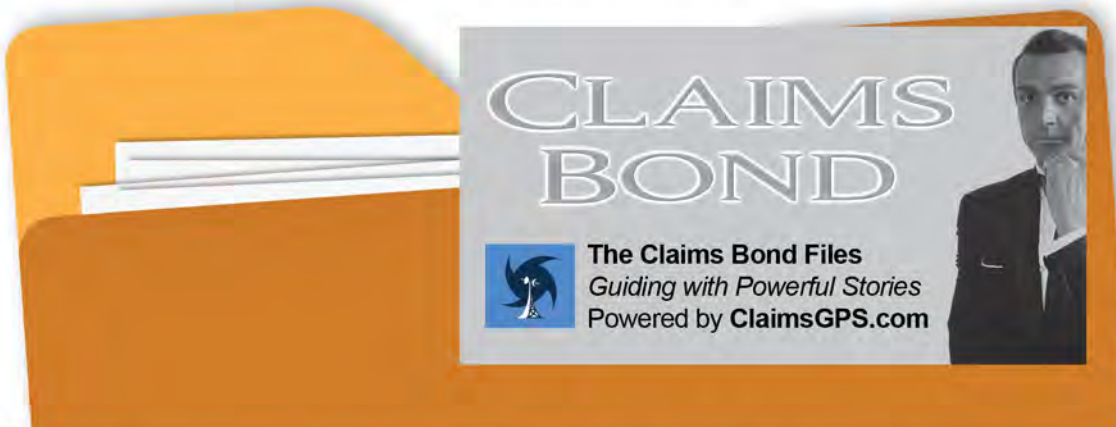
Become a member of **Claims GPS** today and you'll be able to download an exclusive case story each quarter, including these for 2023:



- **COCONUT TWIST:** The Truth and Trauma of a Hurricane Claim
- **A TALE OF TWO CLASS ACTIONS:**
Two Judges, Ten Attorneys, and \$100M – What Could Go Wrong?
- **FLORIDA'S INSURANCE MARKET OF LAST RESORT:**
What That Means and the Intent of Such a Program
- **MONKEY SEE, MONKEY DO:**
Who Designed This Property Insurance Policy?

Plus, as a member of **Claims GPS** you'll receive additional exclusive bonus content throughout the year.

Join today, download your case stories immediately, and become informed at ClaimsGPS.com.



ClaimsGPS.com

★ Get additional benefits for you and your family by visiting TeamMaximus.Elife.com ★

Choice Property Management Group Inc.
6175 NW 167th Street,
Suite G9
Miami, Florida 33015
305-362-9827
mtor@choicepmg.com
www.choicepmg.com



Empire Management Group
801 N. Main Street
Kissimmee, FL 34744
407-770-1748
jrriestra@empirehoa.com
www.empirehoa.com

FirstService Residential
2950 N. 28th Terrace
Hollywood, FL 33020
954-925-8200
lillian.guerrero@fsresidential.com
www.fsresidential.com

Greystone Management Company
620 N. Wymore Road,
Suite 270
Maitland, FL 32751
877-278-0370
www.greystonefl.com

KW Property Management & Consulting
8200 NW 33rd Street, Suite 300
Miami, FL 33122
786-363-2466
tokeefe@kwpmc.com
www.kwpmc.com



Leland Management
6972 Lake Gloria Boulevard
Orlando, FL 32809
407-447-9955
rfurrow@lelandmanagement.com
www.lelandmanagement.com

LJ Services Group
1150 Kane Concourse,
2nd Floor
Bay Harbor, FL 33154
305-864-2790
ljohnson@ljservicesgroup.com
www.ljservicesgroup.com

RealManage
5523 W. Cypress Street,
Suite 102
Tampa, FL 33607
866-403-1588
Amanda.causey@realmanage.com
www.realmanage.com



Sentry Management
Serving Central & Coastal Florida
800-932-6636
www.sentrymgmt.com

Vesta Property Services
Offices throughout Florida
877-988-3782
www.VestaPropertyServices.com



PATIO FURNITURE RESTORATION



PAVEMENT PRESERVATION

Holbrook Asphalt Co.
1545 E. Commerce Drive
St. George, UT 84790
321-430-2232
mark@holbrookasphalt.com
www.holbrookasphalt.com



SERVING OUR COMMUNITY'S INSURANCE NEEDS FOR OVER 50 YEARS

*Let Us Protect
What is
Important to You!*

2160 NE Dixie Hwy
P.O. Box 877
Jensen Beach, FL 34958

772-334-3181
www.rickcarroll.com

BEST SOUTH FLORIDA'S #1 COMMERCIAL ROOFING CONTRACTOR

SERVING ALL OF
SOUTH FLORIDA
SINCE
1978

24/7
EMERGENCY
SERVICE



CONTACT US FOR A FREE ROOF AUDIT

OUR SERVICES

- ROOF REPLACEMENT
- WATERPROOFING
- COMMERCIAL ROOF REPAIR
- ROOF RESTORATION
- COMMERCIAL ROOF MAINTENANCE
- SHEET METAL FABRICATION

INFO@BESTROOFING.NET
1(888) 892-BEST

LICENSE # CCC18297



**PROMAR BUILDING SERVICES, LLC WOULD LIKE TO THANK
ALL OF OUR CLIENTS AND THE ENGINEERS WE HAVE WORKED
WITH FOR OUR CONTINUED GROWING SUCCESS!**



PROMAR
BUILDING SERVICES LLC

CGC 060027

5383 Sandhurst Circle North
Lake Worth, FL 33463

561-598-4549

www.PromarBuilding.com

Info@PromarBuilding.com

SPECIALIZING IN:

- Structural Concrete Restoration
(Example - Balconies, Catwalks,
Pool Decks, Beams and Columns)
- Parking Garage Repairs
- Stucco and Crack Repairs
- Waterproofing and Deck Coatings
- Exterior/Interior Painting of High Rise
and Low-Rise buildings
- and much more!!



“Promar is honored to be an RCA recipient for the last four years. Thank you to all the readers that have helped us maintain this standing.”

PIPE ASSESSMENT

SageWater
1319 Powhatan Street
Alexandria, VA 22314
888-584-9990
www.sagewater.com

PIPELINING



Mike Douglass
Trenchless Technologies
517 Paul Morris Drive,
Suite A1
Englewood, FL 34223
941-229-7541
mikedouglassplumbing.com

RESERVE ANALYSIS

Association Reserves
110 E. Broward Boulevard,
Suite 1700
Fort Lauderdale, FL 33301
800-403-9011 or 800-706-4560
wsimons@reservestudy.com
www.reservestudy.com



J.R. Frazer
6615 W. Boynton Beach Blvd,
#360
Boynton Beach, FL 33437
561-488-3012 or 800-298-0683
www.JRFrazer.com

Reserve Advisors Inc.
201 E. Kennedy Boulevard,
Suite 1150
Tampa, FL 33602
800-980-9881
Matt@reserveadvisors.com
www.reserveadvisors.com



RESTORATION/REPAIR

Coastal Services
106 NW Spanish River Blues
Boca Raton, FL 33498
561-441-4450
coastaldisinfest@gmail.com
www.coastaldisinfest.com

ROOF MANAGEMENT & CONSULTING



ROOFING



McEnany Roofing
8803 Industrial Drive
Tampa, FL 33637
813-988-1669
www.mcenanyroofing.com

Unicoat Industrial Roofing
3263 81st Court East
Bradenton, FL 34211
800-510-7661
freeinspection@unicoatroof.com
www.unicoatroof.com

SAFETY AND SECURITY



ADT Community Association Program
2801 Gateway Drive
Pompano Beach, FL 33069
954-290-7576 / 800-878-7806
www.adt.com/community-associations







Call Us Today!

1-866-227-0441



my100bank.com | A Home BancShares Company | Member FDIC



SWAYSLAND

PROFESSIONAL ENGINEERING CONSULTANTS

We are a South Florida grown business with over 30 years solving a wide variety of building and construction issues.

WE SPECIALIZE IN THE FOLLOWING:

- Concrete Restoration
- Forensic Engineering
- Waterproofing
- Roofing
- Sealing and Painting
- Corrosion Management
- Post-Tensioned Repair
- Seawall and Marina Restoration
- Paving and Drainage
- Construction Management
- Building Recertifications
- Milestone Studies

✉ info@swaysland.com

☎ 954-473-0043

📍 Fort Lauderdale, FL

🌐 www.swaysland.com



Kent Security Services

- Security Officers • First Responders
- Parking Services • K-9 Services
- Electronic Security • Consulting
- Elite Anti-terrorism Corps



1-800-273-KENT
www.kentsecurity.com
Serving and Protecting
Florida for 25 years

Ramco Protective

401 Center Pointe Circle,
Suite 1527
Altamonte Springs, FL 32701
407-622-7609
sam.negri@ramcoprotective.com
www.ramcoprotective.com



Get Your **CFCAM**
fcagroup.com/cfcam

Security USA Inc.

501 Golden Isle Drive,
Suite 204-E
Hallandale Beach, FL 33009
786-688-8200
www.securityusainc.com



Ready to
Advertise in
FLCAJ?

fcagroup.com/flcaj/advertise

SECURITY COMMUNICATIONS



**Kings III Emergency
Communications**
751 Canyon Drive #100
Coppell, TX 75019
800-354-6473
kthomas@kingsiii.com
www.kingsiii.com

SUBMETERING/ WATER BILLING

Think Utility Services
4677 118th Avenue N.
Clearwater, FL 33762
Pinellas: 727-565-4715
Hillsborough: 813-343-2097
thinkutilityservices.com

SWIMMING POOLS

**Commercial Energy
Specialists**
952 Jupiter Park Lane,
Suite 1
Jupiter, FL 33458
800-940-1557
info@ceswaterquality.com
www.ceswaterquality.com

TELECOMMUNICATIONS

Breezeline
3 Batterymarch Park,
Suite 205
Quincy, MA 02169
888-674-4892
breezeline.com / communities

Internet | TV | Voice
**FAST, SECURE
FIBER.**
Industry-best fiber network architecture.
(561) 708-1500 www.qxc.us

TRASH CHUTE CLEANING & REPAIR

Southern Chute Inc.
3772 SW 30th Avenue
Fort Lauderdale, FL 33312
954-475-9191
joanna@southernchute.com
www.southernchute.com



Ready to
Advertise in
FLCAJ?

fcagroup.com/flcaj/advertise

WATERPROOFING



**Coastal Construction
Products**
3401 Philips Highway
Jacksonville, FL 32207
855-347-0866
info@CoastalOne.com
CoastalOne.com



Sign up for our
Newsletter
fcagroup.com/nl-sd



ED WILLIAMS

REGISTERED ROOF CONSULTANT

Professional Roofing Expertise

Design • Reserve Studies
Inspections • Project Management

EdWilliamsRegisteredRoofConsultant.com • 772.335.5832



BECOME THE CHAMPION OF YOUR COMMUNITY WITH BEAUTIFUL WATER

Managing a community lake isn't easy. When your lake is covered in algae or weeds, it not only creates an eyesore that can lead to flooding and loss of property value, but can also lead to complaints from residents. Water shouldn't be a source of stress and you should be proud of the community you manage. It's time to turn those complaints into compliments. Partner with our aquatic experts today to achieve clean, beautiful water.



855.534.3545

SOLITUDE
LAKE MANAGEMENT

Restoring Balance.
Enhancing Beauty.

For a full list of our services, visit solitudelakemanagement.com/services



Editor's Note: FLCAJ would like to congratulate these three outstanding 2023 Readers' Choice Awards winners! (For a full list of 2023 RCA winners, please read the March 2023 issue or visit www.fcagroup.com/flcaj/readers-choice.



MAY Management Services

Diamond Level Winner—Management Companies

(Winner 2023 and five previous RCA wins)



MAY Management Services Inc., founded in 1988, is renowned for providing first-rate association management services throughout Northeast Florida. Initially centered in Ponte Vedra Beach, MAY has expanded rapidly with bases of operation in St. Johns and the five surrounding counties to meet the demands of serving premier communities in the area.

It was Annie Marks, founder of MAY, who recognized early in the company's expansion campaign that a strong focus on accounting and financials would pilot MAY to the top. As such, MAY's expertise with respect to association financials (e.g., budgeting, billing, expense control, and collections) and continued investments into internal accounting systems have allowed the company to rapidly expand without sacrificing client support, helping MAY become the leading management firm in the area.

In addition to its commitment to financial support, under Marks' leadership MAY has expanded its service offerings to clients, including but not limited to developing continuing education courses for association board and committee members and establishing some of the first association architectural control programs in the market. Through the years MAY has been able to establish significant relationships with national development firms and developers looking to strike ground in the market. Developers now regularly rely on MAY's consulting services at all stages of community development.

In 2021 Catie Marks entered the fold and joined MAY's executive



team as president. A lifetime of preparation suited her well, and she hit the ground running. The women-led team is not only passionate about the services they provide but understands the responsibilities and level of trust their clients bestow upon MAY. The entire MAY team feeds off of this and is committed to remaining one of the top firms in the business.

MAY celebrates its 35th year in 2023 and continues to expand. The firm remains steadfast in its commitment to providing premier association management services and unparalleled experiences for both board members and residents alike. The year 2023 will be no exception to the decades-long successes of MAY.

For more information on MAY Management, call 904-461-9708 or visit www.maymgt.com.



Community
Association
Program

The 1st Choice in Security
for Community Associations



America's premier provider of security system Monitoring and Service to Community Associations

- Providing 24/7 Monitoring and Service to the nation's premier Community Associations through bulk agreements
- The only company with a **Community Association Program** exclusively for Community Association customers
- A dedicated **Community Association Service Center** providing world-class "concierge" customer care and services to Association residents
- A dedicated team of highly-trained, certified technicians serving only our Community Associations
- Exclusive Dual Monitoring gatehouse program for faster on-site security response
- We maintain a personal relationship with our customers and act as a **security partner** with managers, security directors, committees and board members to best serve your needs

Call 800.878.7806

ADT | Security Services · 2801 Gateway Drive · Pompano Beach, FL 33069
Community Association Service Center (800) 878-7806
State Licence EF0001121 · ADT.com/community-associations

Insurance Appraisals | Reserve Studies | Personal Property Appraisals



Services We Offer:

- Largest Appraisal Provider in Southeast U.S.
- Appraisals Accepted by all Major Carriers
- Most Detailed Reports in the Marketplace
- Reserve Studies Generated by AICPA
- Reserve Studies meet all Statutory Requirements

Sedgwick's Specialty Lines of Service

EFI Global - One of the largest engineering firms in North America offering services in civil, structural, mechanical and environmental engineering.

Sedgwick Building Consultants - Third-party building consulting firm that works with club architects, engineers or general contractors to ensure a construction project meets budgets and deadlines with quality results.

FAS (Forensic Accounting Services) - Provides forensic accounting and business income services. Our trained accountants have the expertise to provide the amount of revenue loss due to business interruption in the event of a loss, as well as, other investigative accounting services.

Sedgwick Repair Solutions - Customizes repair and construction of damaged and non-damaged structures through a network of certified local, regional and national contractors.

To request a proposal for an Insurance Appraisal, Reserve Study
or Personal Property Appraisal

Call: 1-800-248-3376, Ext 257

proposals@sedgwick.com

3300 Lake Mary Boulevard | Suite 350 | Lake Mary, Florida 32746

Phone: 800-248-3376 | Fax: 407-805-9921

www.GABValue.com

Still under contract with your community internet provider?

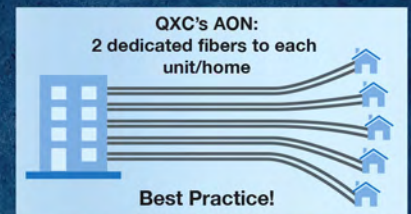
Know the transition process and don't let your contract auto-renew.

Selecting the best network provider and managing a BSA—or Bulk Services Agreement—for your community's internet, TV, and phone services requires knowledge and pre-planning.

Structure the best BSA for your community:

- ✓ Do your homework.
- ✓ Note contract deadlines.
- ✓ Compare service options.
- ✓ Read the fine print.

Understand your options. Cables and splitters are old technology. Instead, get QXC's AON direct-to-the-home architecture with two fiber strands to each unit plus WiFi6 technology for exceptional capacity for ultra-fast internet, HD TV, and phone - with military-grade data security only QXC fiber provides.



Trying to figure out where to start?

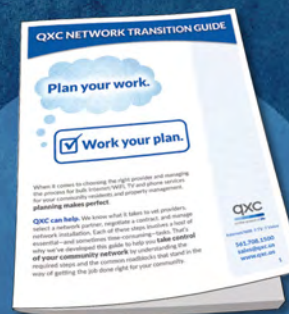
GET OUR FREE NETWORK TRANSITION GUIDE!

Learn the BSA process, timeframe & deadlines.

Call QXC today:
561.708.1500

qxc

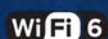
at the speed of life



FREE
Network Transition
Guide PDF



INTERNET



PHONE



Vesta Property Services Diamond Level Winner—Financial, Management Companies (Winner 2023 and five previous RCA wins)



Florida's most trusted community management company, Vesta Property Services, is an industry leader in homeowners' associations, condominium associations, property associations, and amenities management. Our fully staffed local offices employ more than 1,500 professionals providing a wide spectrum of professional services to over 300,000 residents and unit owners.

Customized services you can count on

At Vesta, we understand every community is unique and has different needs based on size and location. Our more than 25 years of experience in community association management allow us to offer services specific to each individual client. In addition, we provide free educational opportunities for all our board members and residents through webinars, legislative updates, and more!



Vesta is also an amenities management company, providing top-rated lifestyle services such

as pool services, spa and wellness services, food and beverage operations, special events, theater operations, and more. In addition to all of this, Vesta's financial services offers financing, comprehensive financial tools, fiscal management, low closing costs, and expert strategic planning and consulting services.

Licensed CAMs available in every community

Your community will be overseen by a licensed community association manager utilizing local resources, expertise, and strong management, supported by an experienced executive team—available to lend assistance when needed.

For more information on Vesta Property Services, contact us at 877-988-3782 or visit VestaPropertyServices.com.

COMMUNITY MANAGERS & BOARD MEMBERS



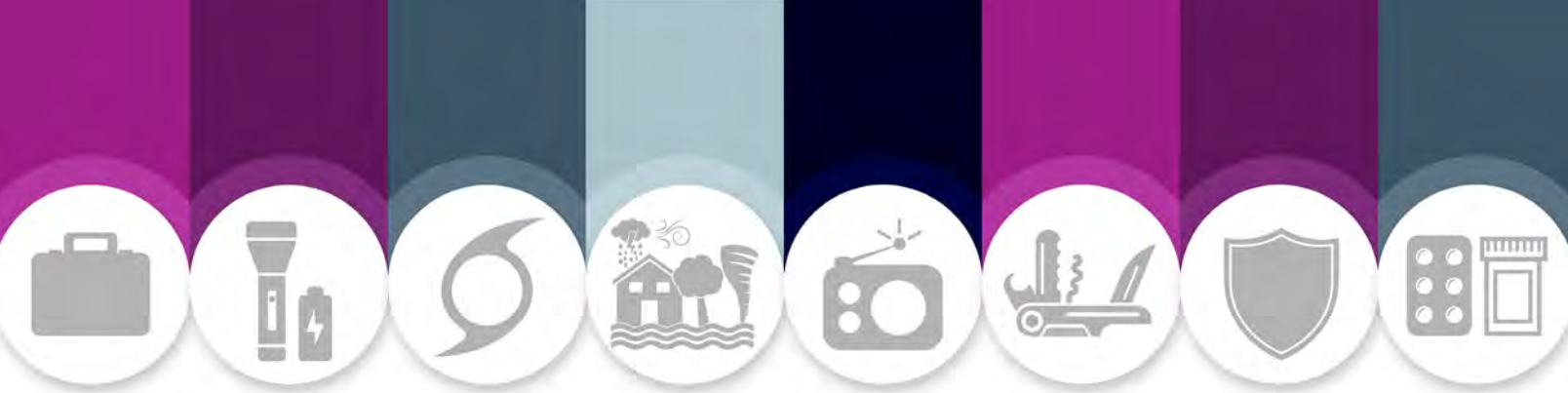
VOTE

RECOGNIZE YOUR SERVICE PARTNERS!

Presented to Service Providers that are outstanding in the areas of proficiency, reliability, fairness, and integrity.

Nominations and voting are open Sept 1-Jan 1.
www.fcagroup.com/rca





Becker

HURRICANE

PREPAREDNESS & RECOVERY GUIDE

FOR COMMUNITY ASSOCIATIONS

“ Our Hurricane Preparedness and Recovery Guide is designed to assist community association boards and managers to prepare themselves, their members and their property for the approach as well as the aftermath of a serious storm or other disaster. ”

hurricane-recovery.com

Disaster planning is a fundamental fact of life for all Floridians. As a community association board member or manager, you are responsible for preparing your communities as hurricane season approaches. Our Hurricane Recovery Team is ready to partner with you to help you weather the storm by providing important tips and information to protect your community.

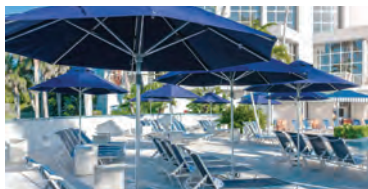
beckerlawyers.com

Florida | New York | New Jersey | Washington, D.C.



Absolute Patio Furniture

Platinum Level Winner—Lakes, Pools, and Outdoor
(Winner 2023 and eight previous RCA wins)



ABSOLUTE
PATIO FURNITURE RESTORATION

Absolute Patio Furniture has been in the business of manufacturing commercial and residential outdoor furniture since 1984. Our collection of new furniture includes sling furniture, strap furniture, beach beds, umbrellas, tables, hand sanitizer stands, accessories, and more. We offer a wide variety of frame and fabric options, so browse our selection and customize a perfect new addition for your property.

Absolute Patio Furniture has proudly served South Florida and the Caribbean for 35-plus years. Our customer base includes commercial and residential properties (homes, apartment complexes, condominium communities, homeowners associations, hotels, theme parks, water theme parks, and resorts).

In addition to manufacturing our own furniture, Absolute Patio Furniture also offers patio furniture restoration services, which include powder coating frames and installing slings, vinyl straps, and cushions. Our dedicated patio furniture restoration division serves hotels, country clubs, HOAs, and private homeowners. Our restoration process takes place in our 30,000 square foot facility in Pompano Beach, FL—our



process involves sandblasting, chemical pretreatment, and two-stage powder coating systems. We offer sling replacement, strapping services, and cushion/pillow replacement using Sunbrella fabrics. We are certified warranty refinishers for some of the largest furniture manufacturers in the country and are certified by the American Architectural Manufacturers Association (AAMA). If you're not in the market for brand new furniture, let Absolute Patio refinish your furniture, transform your outdoors, and save you money—your old patio furniture will be transformed and look brand new!

Visit our website www.absolutepatiofurniture.com. For a new quote call 954-419-3194 or email tammy@absolutepowdercoat.com. ■

Be bold. Be colorful.

DOW

DOWSIL™ Contractors Paintable Sealant (CPS)

DOWSIL CPS hybrid technology provides protection from water intrusion without sacrificing aesthetics.

Water intrusion can cause a host of problems. Coatings and sealants with today's most advanced silicone and hybrid technologies from Dow keep your buildings safe from the elements. Our experienced sales team can help with information on how to protect your buildings.

Call us today for a no-obligation site visit.

CoastalOne.com **>>** 855.347.0866

Waterproofing | Concrete Repair | Sealants | Wall Coatings



DOWSIL Contractors Paintable Sealant
information provided by Dow.com





The ultimate source for the latest
**technology, security solutions,
and advanced building services.**

We're ready to earn your trust 



Contact us for your free,
no obligation site assessment.

1-800-273-KENT (5368)

www.kentservices.com

MIAMI • FT LAUDERDALE • PALM BEACH • ORLANDO • TAMPA • NAPLES • DAYTONA



— Serving ALL of Florida For Over 25 Years —

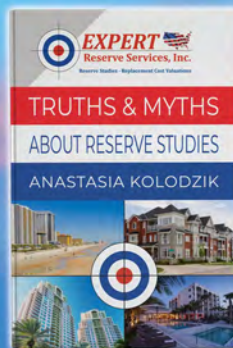
(866) 480-8236

expertreserveservices.com

The Reserve Study & Insurance Appraisal Experts!

With over 25 years of experience with reserve studies and insurance appraisal, we service condominium associations, homeowner associations, businesses, clubs, and organizations. Let a team of experts and quality customer service provide you with solutions and strategies you are looking for.

- Structural Integrity Reserve Studies (SIRS)
- Traditional Reserve Studies
- Insurance Appraisals (Replacement Cost Valuations)
- Florida-based and Family owned



Go to our website to download your FREE copy of Anastasia's new book!

Please contact us to discuss how we can be of service to your association!



"By failing to prepare, you are preparing to fail." — Benjamin Franklin



Florida Community Association Professionals' (FCAP) training is offered on two levels. Level one consists of courses meeting Florida's continuing education requirements for CAMs, and level two is the Florida Advanced CAM Studies (FACS) course. For further information about the more than 31 online continuing education classes available or to pursue the Certified Florida Community Association Manager (CFCAM) designation, please visit www.fcapgroupp.com/membership/education-training.



Betsy Barbieux

BECAUSE YOU ASKED

By Betsy Barbieux, CAM, CFCAM, CMCA

Betsy,

The association owns one of the units, and it is being used as a long-term rental. The association wants to vote on whether to sell the unit or keep it as a rental. Would it be a majority vote of 50 percent+1 to decide to sell or a 3/4 vote?

- Anna

Anna,

Selling the unit is probably considered a material alteration. Check your declaration to see what the vote is. Also, check your declaration to see if there is any special provision on selling common elements.

If the declaration is silent, the vote would be 75 percent of the entire membership (big vote) with everyone using a limited proxy.

- Betsy

Betsy,

I hate to bother you, but I'm so green. We (the board and I) are currently dealing with a difficult homeowner. Last month this homeowner requested official records since 2021, which we furnished. Apparently we did not provide the owner with all the wanted information, and the homeowner is now requesting ALL OFFICIAL RECORDS for the last five years. I know we have to provide them within 10 days, but my question is, who pays for this? This is beyond my normal duties and also beyond the normal duties of the bookkeeper/accounting team, not to mention the cost of making copies and mailing them. The last request ended up costing the association about \$120, and I didn't even bill for my time.

The request also includes all the homeowners' phone numbers, but we have no documentation that homeowners want their numbers distributed. Are these requests unreasonable? Is it time to contact the association attorney?

- Ainsley

Ainsley,

The board has statutory authority to create a policy for owners' requests to access records and limit the number of items requested. Here is a suggested form—<http://www.myfloridalicense.com/dbpr/lsc/documents/AccessToRecordsRequest.pdf>. The board could add to the policy charges for personnel time and copy costs.

When a records request is made, the keeper of the records has 10 working days within which to set a date/time/place for the owner to review the records requested. The owner may make copies and pay the charges or use their personal device to make copies.

There is NO requirement that you send these documents to the owner. The owner comes to you. The association board or management sets a date, time, and place for the owner to access the records. This place must be within 45 miles of the association property or within the county.

The board should immediately call a board meeting to establish a policy. If you don't have a printed/bound directory, then all you are required to provide is a roster with the unit number, official mailing address, and name of the owner. You are not required to create or compile any records/data that does not exist. This



www.empirehoa.com

Looking for Better Communication & Service for your Community?

Homeowner Advocacy, Financial Transparency,
Board Trainings, & Customized Communication Plans

At EMG, we believe that well-supported board members are essential to the success of any community. We recognize that behind the scenes a lot of dedication is volunteered to ensure a better community for you and your neighbors. With our commitment to communication, education, expertise, and customer advocacy we can support you in creating lasting solutions for your community.

OUR LOCATIONS

MAITLAND | KISSIMMEE | CLERMONT | DAYTONA | LEESBURG

Call 407-770-1748 today

request seems extremely unreasonable. I suggest you contact your attorney.

- Betsy

Betsy,

I was reading your most recent "Because You Asked" and had a question about owners at an annual meeting making motions about a material alteration not on the agenda. It's nice to know I was not mistaken and that procedure is not something that could be done.

My real question is about owners in attendance using the limited proxy form to vote at the meeting. For the in-person voting, I generate a "ballot" that has the exact same voting language as the limited proxy minus all the proxy language. I do this because I have several owners complain about there not being a "ballot." I told them it is six of one, half dozen of another, but they are adamant. They also complain about having to sign the "ballot," which I have told them is nonnegotiable and will be required for their votes to count. I would love to hear more about your rationale for the in-person people using the same limited proxy form.

- Tim

Tim,

Though there is no clear direction in the statutes or the documents, I have concluded that ALL voting in a membership meeting (except to approve previous meeting minutes and to adjourn) must be on a limited proxy. To keep me from creating another "form" for owners to use who are present at the meeting, and to keep from answering the question, "Why is my form different than the one you mailed out," I use the limited proxy form. They cross out the top part of the limited proxy, mark their vote, sign it, indicate their unit number, date it, and turn it in. I want all votes on paper that look the same and are the same size.

Since votes can be challenged and access to records requested, all voting should be documented on paper. Voice vote, general consent, show of hands, roll call, etc. don't meet that requirement. If a vote is later challenged, I now have the paperwork to produce.

There is little statutory guidance to back what I am saying, but if you go to the conclusion of the matter—owners must have advance notice of everything, AND I must be able to produce "proof" of the voting results—then all votes, whether in person or not, must be on paper.

Therefore, no one can bring up a vote at a membership meeting that was not on the agenda and on the limited proxy—mainly because those owners who aren't there don't know about it and don't have the opportunity to vote.

The only things owners vote on are (1) amendments, (2) material alterations/substantial additions, (3) waiving/reducing/moving the reserves (until 2024), and (4) changing the year-end financial reporting requirements.

I am picky in the preclicensing class about teaching CAM applicants to use the word "ballot" only when speaking of elections, and the word "proxy" or "limited proxy" for any other voting at a membership meeting.

Hope that helps.

- Betsy



Marcy L. Kravit

HIGH-RISE FIRE SAFETY— PLAN, PROTECT, AND BE PREPARED, PART II

*Marcy Kravit, CMCA, AMS, PCAM,
CFCAM, CSM*

*Director of Community Association
Relations*

Hotwire Communications

FCAP Program Coordinator

Sample Procedures For Reporting Fires & Fire Alarms

(Check with local authorities/fire marshal to ensure that you have a plan that is best for your building.)

I. Notification

A. If the following is reported to you, or if you see smoke or flames, smell something burning, or hear a fire alarm, then immediately carry out the following:

- Call the fire department—Dial 911
- Call the front desk/security personnel: _____.
- Activate the fire alarm pull station if the fire alarm is not sounding.
- Report any change in conditions to the fire department and the fire safety director.

B. If you think you smell a peculiar or unfamiliar odor, immediately call the front desk.

C. The following is information to be given to the fire department:



Seacrest

SERVICES INC.

***Full-Service
Community
Association
Management***

Trust your
community to
our Supreme
Management
Services

- Management
 - Accounting
 - 24/7 LIVE Customer Service
 - Maintenance and Janitorial
 - Landscape Maintenance & Design
 - Pest Control
- #JB320441



**Let Seacrest take the stress out of managing your
community so you can get back to living**

Visit us online or call us at:

561-697-4990 | SeacrestServices.com



- What is the emergency—alarm, smoke, flames, etc.?
- What is the physical address (including the closest cross street)?
- What type of occupancy is it?—Specify if high-rise
- What floor, unit number, or telephone number are you calling from?

Let the fire department hang up first!

II. Emergency Procedure Priorities

- A. If the following is reported to you, you see smoke or flames, or you smell something burning, then immediately respond in the following ways:
- Isolate the fire—close the door if you can do so safely.
 - Call the fire department and fire safety director, and activate the fire alarm pull station if the fire alarm is not sounding.
 - Evacuate by using exits/stairs to a safe area. Relocation and reentry into the building at least three or more levels below the fire floor is generally adequate.
 - Fire extinguishment is optional and only if all of the above has been completed.
- B. Emergency procedures in the event of an alarm only:
- Call the fire department and the front desk/security.
 - Minimum procedure—Prepare to evacuate by going to the exit/stair door; if there is any evidence of unwanted fire, evacuate the floor to a safe area.
 - Report any change in conditions to the fire department and the fire safety director.
- C. Front Desk/Security
- Call the fire department and have someone meet the fire department upon their arrival. Any unwanted fire shall be reported to the fire department, no matter how small and even if extinguished.
 - Recall all elevators that access the floor of incident by turning the elevator fire service recall switch to the “ON” position.
 - Direct evacuation procedures utilizing the public address, if available.

Tips for Using Fire Extinguishers

A portable fire extinguisher can save lives and property by putting out a small fire or containing it until the fire department arrives, but portable extinguishers have limitations. Because fire grows and spreads so rapidly, the number one priority for residents is to get out safely.

- Use a portable fire extinguisher when the fire is confined to a small area, such as a wastebasket, and is not growing; everyone has exited the building; the fire department has been called or is being called; and the room is not filled with smoke.
- To operate a fire extinguisher, remember the word PASS:
 - Pull the pin. Hold the extinguisher with the nozzle pointing away from you and release the locking mechanism.
 - Aim low. Point the extinguisher at the base of the fire.
 - Squeeze the lever slowly and evenly.
 - Sweep the nozzle from side to side.
- Read the instructions that come with the fire extinguisher and

become familiar with its parts and operation before a fire breaks out.

- Keep your back to a clear exit when you use the device so you can make an easy escape if the fire cannot be controlled. If the room fills with smoke, leave immediately.
- Know when to go. Fire extinguishers are one element of a fire response plan, but the primary element is safe escape.

R.A.C.E.

There are four essential steps to take if you discover a fire:

- **Rescue**
- **Alarm**
- **Contain**
- **Extinguish**

These four steps must be accomplished to successfully deal with a fire emergency. The order they are performed in will vary according to the circumstances.

Rescue Persons in Immediate Danger

The goal should be to get everyone out of the room, not out of the building unless the fire spreads and evacuation of the facility becomes necessary. You should attempt this only without putting yourself in additional danger.

The alarm must be sounded. Sounding the alarm is the quickest way to get help. It alerts other staff members and initiates the process that alerts the fire department.

Contain the fire by closing all doors in the fire area. When everyone has been removed from the room that contains the fire, close the door(s) to the room. Closing the door(s) accomplishes two things:

VISIT OUR WEBSITE AT ABSOLUTEPAATIOFURNITURE.COM

ABSOLUTE PATIO FURNITURE

RESIDENTIAL & COMMERCIAL • MADE IN THE USA



THE ONE-STOP SHOP
FOR ALL YOUR
PATIO FURNITURE NEEDS

NEW PATIO FURNITURE

PATIO FURNITURE RESTORATION

AND MORE!



NEW!
**CUSTOM
CUSHIONS**

sunbrella
Outdoor Living

Custom made-to-order **Sunbrella Outdoor Upholstery** for all your outdoor needs. We offer cushions for seats, benches, chairs, chaises, deep seating, ottomans, and more. Featuring a wide selection of colors and patterns suitable for everyday use. **CALL TODAY!**

WE OFFER PICKUP & DELIVERY



RECEIVE YOUR
FREE QUOTE
TODAY

Email photos of your patio furniture,
with quantities, full name and phone to:
quotes@absolutepowdercoat.com.
You will receive a quote within 24hrs!



SAVE
TIME &
MONEY

Keep your
furniture's original
appearance or opt
for a new look

GET A FREE ESTIMATE
954-953-5351

ABSOLUTEPOWDERCOAT.COM
1254 N.W. 21ST STREET • POMPANO BEACH, FL 33069
QUOTES@ABSOLUTEPOWDERCOAT.COM

ABSOLUTE
PATIO FURNITURE RESTORATION

NEW PATIO FURNITURE

THE ONE-STOP SHOP
FOR ALL YOUR
PATIO FURNITURE NEEDS



Deck & Patio
Umbrellas



Outdoor Patio
Tables



Strap
Furniture



Sling
Furniture



Monster
Carts



Beach Beds
& Day Beds

PATIO FURNITURE RESTORATION

TRANSFORM YOUR
OUTDOORS
REFINISH YOUR OLD PATIO FURNITURE



BEFORE



AFTER



BEFORE



AFTER

- POWDER COATING
- SLINGING
- SANDBLASTING
- STRAPPING LARGE SELECTION OF METAL FINISHES
- CUSTOM FABRIC CUSHIONS

- The fire and smoke are contained in the room and prevented from spreading to other areas; and
- The sprinkler system will be activated sooner. (The sprinkler system is heat sensitive and activates when the air temperature reaches a pre-set level. The air temperature will rise faster if the doors are closed).

Extinguish Small Fires

If the rescue, alarm, and contain procedures have been followed and the fire department has not arrived, try to extinguish small fires using one of the following techniques:

- Smother it;
- Use a fire extinguisher; or
- Pour water on it (unless it is an electrical or grease fire).

If the fire cannot be extinguished, leave the area and close the door.

Preventive Measures

- Most fires are due to carelessness. Observing and practicing some simple rules in our daily activities can prevent it.
- Keep your workplace free from obstructions and fire hazards.
- Report any unsafe conditions and unsafe acts to building security and/or facilities personnel.
- Know the location of the nearest fire extinguishers.
- Know where the exits and escape routes are located.
- Do not overload electrical power points.
- Do not store any dangerous and flammable items in your office.

For a handy checklist regarding evacuation procedures, visit https://cdn.fedweb.org/137/268/ujc_em-evacuation_tactics.pdf.

Established in 1986, the National Fire Protection Association (NFPA) is a global self-funded nonprofit organization devoted to eliminating death, injury, property, and economic loss due to fire, electrical, and related hazards.

- It is important to know the fire safety features of your building and work with your neighbors to keep your building as fire safe as possible.
- For the best protection, select a fully sprinklered building.
- If your building is not sprinklered, ask the landlord or management to install a sprinkler system.
- Meet with your landlord or building manager to learn about the fire safety features of your building (fire alarms, sprinklers, voice communication procedures, evacuation plans, and how to respond to an alarm).
- Insist that all fire safety systems be kept in working order. Know the locations of all available exit stairs from your floor in case the nearest one is blocked by fire or smoke.
- If you use a wheelchair or walker or are unable to make it down the stairs in case of an emergency, talk with your landlord or building manager about purchasing an evacuation chair.
- Make sure all exit and stairwell doors are clearly marked, are not locked or blocked by security bars, and are clear of clutter. Learn the location of your building's fire alarms and how to use them.
- If there is a fire, pull the fire alarm on your way out of the building to notify the fire department and your neighbors. Leave the

building by the fastest route, but do not use elevators. Close all doors behind you and be sure to take your key.

- If there is smoke or fire on your way out, use your second way out. If you must escape through smoke, get low and go under the smoke to your way out. Some evacuation plans require you to go to a "safe area" ("shelter in place") inside the high rise and wait for instructions from the fire department. Listen for instructions from firefighters or public address system—you may be told to stay where you are. Follow instructions. Go to your outside meeting place and stay there.
- Call the fire department. If someone is trapped in the building, notify the fire department.
- If you can't get out of your condominium because of fire, smoke, or a disability, stuff wet towels or sheets around the door and vents to keep smoke out. Call the fire department and tell them where you are. Open a window slightly and wave a bright cloth to signal your location.
- Be prepared to close the window if it makes the smoke condition worse. Fire department evacuation of a high-rise building can take a long time. Communicate with the fire department to monitor evacuation status.

Download this handout from FEMA: <https://www.usfa.fema.gov/downloads/pdf/publications/high-rise-fire-safety-infographic.pdf>.

Managing high-rises and emergencies can be challenging; however, utilizing your resources and facilitating an emergency plan will bring awareness and can make a difference!



Sewer and Storm Pipelining Specialists We are Problem Solvers – Redefining Options



Professional, Certified Technicians trained in all the latest technology, using the newest state of the art equipment, which together make us a leader in this changing industry.

- We offer FREE, no obligation estimates
- Pipe inspection – Videos before-and-after work
- Pipelining for both storm and sewer pipes
- Outstanding customer service and warranties
- Free second opinions

1.877.426.8660

www.PipeLiningMD.com
info@mdtrenchless.com

FCAP SERVICE PROVIDER SPOTLIGHT



Southeastern Laundry Equipment Sales is a trusted provider of commercial laundry solutions since 1976. Operating throughout Georgia, Florida, Alabama, South Carolina, North Carolina, and Tennessee, they offer consulting, sales, shared revenue programs, service, and parts for commercial laundries. With over 4,500 laundry projects completed, their expertise ranges from equipment replacements to large-scale facilities. They serve the hospitality, healthcare, correctional, and multi-family industries and more.

Services provided by Southeastern Laundry Equipment Sales include project consulting, budget estimates, equipment sizing, energy reduction recommendations, and laundry room layouts. They work with leading management companies like Greystar and Strategic Management Partners. Their shared revenue programs offer coin and card-operated laundries, with

installation, service, coin pickup, and training provided.

Committed to service, Southeastern Laundry Equipment Sales focuses on building long-term relationships, treating customers like family. They prioritize customer partnership and education, distinguishing themselves from larger competitors. As the industry faces challenges like rising equipment costs and poor service, the company remains dedicated to providing exceptional support.

For inquiries contact Robbie Saladino, manager of the multi-family market, at 470-663-2190 or Robbie@selaundry.com. Southeastern Laundry Equipment Sales looks forward to discussing your laundry needs and providing tailored solutions. ■



**Thank you for making CES
the Readers' Choice
for pool water
quality 8 years in a row!**

Go Green with Commercial Saline Systems! Save money, make your own Chlorine, enjoy a mineral pool!

Commercial Grade Saline Systems pay their own way giving owners years of guaranteed water quality and chemical savings.



Call us today for your FREE on-site evaluation!

- Water Management Programs for over 5,000 municipal & condo pools since 1983.
- Experts in chemistry controls, treatment, heating, heat retention, Ozone, UV & Saline.
- Master Distributor & Factory Service Center for over 10,000 parts & accessories.
- Leaders in Proven Green Technologies saving electricity, gas, and chemicals.
- Low cost monthly programs starting at \$69 a month.



Commercial Energy Specialists
800-940-1557
www.ceswaterquality.com





KEYSTONE ENGINEERING & CONSULTING, INC.

KeystoneEngineeringPE.com Office: 321.454.7300

Headquarters
Southern Sector
25 North Brevard Avenue, Suite 101
Cocoa Beach, FL 32931

Northern Sector
434 Halifax Ave
Suite 3
Daytona Beach, FL 32118

**Florida's Most Trusted Engineering Firm for Coastal
Structure Maintenance, Rehabilitation, Project
Management, and Roofing!**

Offering SB 4-D Structural Milestone (Phase I and II) Inspections

Check out our blog and socials!
KeystoneEngineeringPE.blog



@KeystoneEngineeringPE

@KeystonePE

Proudly serving the
counties of Brevard,
Duval, Flagler,
Indian River, Orange,
St. Johns, St. Lucie,
and Volusia

Services Include:

- Structural Milestone Inspection (Phase I and II)
- Phase I Building Inspections and Condition Assessment Reports including budgets and discussion
- Phase II Project Specifications and Seal Competitive Bid Process with vetted, qualified contractors
- Phase III Project Management Oversight and Quality Assurance
- Consulting
- Engineering Design



Florida Registered Professional Engineer and Special Inspector # 60965

Post Tensioning Institute Certified "Level 2 Unbonded PT Inspector and Repair Specialist #00022426"



FCAP
FLORIDA COMMUNITY
ASSOCIATION PROFESSIONALS

Service
Provider
Members

EXPERIENCED • TRUSTED • READY TO SERVE

ABSOLUTE
PATIO FURNITURE RESTORATION

BAKALAR & ASSOCIATES, P.A.
ATTORNEYS AT LAW



DANIA S. FERNANDEZ
& ASSOCIATES, P.A.

ADT Community
Association
Program

BASS
FIRE & SECURITY SYSTEMS, INC.



Unparalleled Property Services

Concrete Restoration
by
DANIELLO
Companies

**Alliance
Association
Bank**
A division of Western Alliance Bank, Member FDIC

Becker



DSS
CONDO
Complete Project
Management

**ALLIED
PROPERTY
GROUP**
PROPERTY MANAGEMENT COMPANY

**BEST
ROOFING**
Roofing Contractor of the Year

CHOICE PROPERTY
MANAGEMENT GROUP, INC.

ED WILLIAMS
REGISTERED
ROOF CONSULTANT

**ANSBACHER
LAW**
CONDOMINIUMS • HOA/COMMONWEALTH ASSOCIATIONS
EASEMENTS • CONSTRUCTION • PERSONAL INJURY

BlueStream
fiber

CLAIMSGPS

EISINGER LAW



breezeline
Internet, TV, Voice.

COASTAL
CONSTRUCTION PRODUCTS

element
FINANCIAL SOLUTIONS

**ASSOCIATION
RESERVES**
Est. 1986 Planning For The Inevitable™
Save your association's money.

BURGSIMPSON
BURG | SIMPSON | ELDREDGE | WERNER | JARDINE Professional Corp.
Construction Defect Attorneys

CS
COASTAL SERVICE

empire
management group

ATA
LOSS CONSULTING

Campbell Property Management
Serving Florida's Communities Since 1952

CES

ENVERA
NEXT GENERATION SECURITY

ATLAS
INSURANCE

Cardillo
Law Firm
TERMITE LAW

**CONDOMINIUM
ADVISORY
GROUP**

EXCLUSIVE
LANDSCAPING
"The Professionals you can count on"



FCAP
FLORIDA COMMUNITY
ASSOCIATION PROFESSIONALS

*FCAP is a professional organization dedicated to raising the level of education, ability, and awareness of managers, vendors, and board members of Florida community associations.

For more information about FCAP membership, visit www.fcapgroupp.com or call (561) 277-8152.



FCAP
FLORIDA COMMUNITY
ASSOCIATION PROFESSIONALS

Service
Provider
Members

EXPERIENCED • TRUSTED • READY TO SERVE





FCAP
FLORIDA COMMUNITY
ASSOCIATION PROFESSIONALS

Service
Provider
Members

EXPERIENCED • TRUSTED • READY TO SERVE



TRIPP SCOTT
ATTORNEYS AT LAW



TRUIST

VINTEUM
SOFTWARE

SIEGFRIED RIVERA



What FCAP Students are Saying...



“The CFCAM certification is a great opportunity to further your education in our industry and establish credibility amongst our colleagues, business partners and clients. I recommend it to anyone that truly wants to focus in on the specifics.”

— Carlos de la Ossa LCAM, CFCAM, CMCA, AMS
Community Management Executive

Ready to establish credibility?
Visit fcapgroup.com/cfcam-managers





ON-TIME FINANCIAL REPORTING THAT'S SENTRY

When you work with Sentry Management, your community's best interests are met with reliable, professional, and simplified solutions.

SENTRYMGT.COM

