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WELCOME TO THE SEVENTH ANNUAL FCAP SERVICE PROVIDER DIRECTORY

Florida Community Association Professionals (FCAP) would like to welcome readers to our organization's seventh annual Service Provider Directory. We began the directory to give readers a simplified means to search for services that these companies provide in a clear, organized order. The following pages will explain the different types of memberships and their benefits, as well as the various educational opportunities that FCAP provides to its members via FCAP Schools.

THANK YOU, FCAP SERVICE PROVIDERS

First, we want to say "thank you" to all the service providers that support FCAP and *FLCAJ* each month. Our service provider members are the backbone of our organization and provide us with quality educational materials and financial support throughout the year. Our FCAP Service Provider Directory categorizes them alphabetically by the type of service they provide. If you need a service, a company can be easily located simply by searching the type of service that your community may need. We are confident that they provide quality services and meet the guidelines to provide services to community associations throughout Florida. The Directory will be available all year at https://www.fcapgroup.com/wp-content/uploads/2022/08/2022-23_SP_Directory.pdf.

WHAT IS FCAP?

Florida Community Association Professionals (FCAP) is a membership-based professional organization for those who work, serve, or live in the 45,000-plus community associations in Florida. FCAP was started in the fall of 2011, with the primary purpose to train and equip industry professionals with a goal toward effective, efficient, legal, and fiscally responsible community management.

FCAP believes that education is an ongoing process and strives to provide up-to-date training resources as they become available. Relying on service providers who work hands-on in the industry and understand its complexity, FCAP publishes and makes available new training material bi-weekly through the FCAP newsletter and monthly in the *Florida Community Association Journal* magazine. Additional legal resources are available through the monthly newsletter, *Managers Report*.

FCAP FOR MANAGERS

Manager benefits include a yearly subscription to *FLCAJ*, access to 32 DBPR-approved 1-hour CEU courses, and eligibility to participate in the advanced CFCAM educational program. Over the past year, 416 CEU hours have been earned by our FCAP manager members. Through the FCAP portal, manager members have access to every article from an easy-to-use searchable knowledge tool and access to older articles and helpful

information in our *FLCAJ* Resource Library. The initial fee for a manager to join is only \$149.00, and annual renewal is just \$99.00. Detailed information can be located at <https://www.fcapgroup.com/managers-2/>.

CFCAM EDUCATIONAL PROGRAM FOR MANAGERS

The CFCAM (Certified Florida Community Association Manager) educational program is an online course designed to educate community association managers in Florida, with a curriculum specific to managing community associations in Florida. The program equips students with advanced skills, resources, and knowledge designed to support professionals who have experience working in the field or who wish to learn more for career growth. To earn the designation as a CFCAM, managers are required to pass an eight-module course. The modules are designed to cover 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. The program allows managers the opportunity and flexibility to complete the curriculum at their own pace.

We are pleased to announce that 86 individuals have successfully completed the educational program. FCAP is aware that this program requires consistent revisions to keep up with current industry trends, best practices, laws, and innovative technology. The program just completed its fourth update and revision in July of this year.

Through consulting with industry professionals in developing this program, we have made every effort to be one of the best educational programs for supporting Florida CAMs. We welcome students' feedback, and many have commented that this program has given them the tools to deliver exceptional service and has assisted them in their career growth in carrying out their daily tasks. Our hope is that by recognizing and earning this advanced professional designation, managers and management companies will see the added value in deciding to invest in their future!

Below is a brief overview of the educational program.

Module 1	The CAM Profession	(4 hrs ELE)
Module 2	People, Pets, and Parking	(4 hrs HR)
Module 3	Technology	(4 hrs OPP)
Module 4	Financial	(4 hrs IFM)
Module 5	Building Maintenance	(6 hrs OPP)
Module 6	Association Grounds	(4 hrs ELE)
Module 7	Safety & Security	(6 hrs OPP)
Module 8	Legal	(3 hrs LU)

Each module costs \$165.00, and payment is only required at the time one starts the module. The program is accessible 24 hours a day, 7 days a week, and the student chooses the pace at which to complete the curriculum. For detailed information, visit <https://www.fcapgroup.com/cfcam-educational-program-for-managers/>.

FCAP FOR SERVICE PROVIDERS

Service provider benefits include a yearly subscription to *FLCAJ*, display of their company logo in the FCAP Community section within *FLCAJ*, rights to display the FCAP logo in promotional materials, advertising discounts, and the opportunity to contribute to various editorial and newsletter publications that are provided to our members. Detailed information can be found at <https://www.fcapgroup.com/serviceproviders/>.

FCAP FOR BOARD MEMBERS

Board member benefits include a yearly subscription to *FLCAJ*, access to FCAP's online board certification class, and access to several courses pertinent to board member education. Like managers, they too have access to every article from an easy-to-use searchable knowledge tool and access to older articles and helpful information in our *FLCAJ* Resource Library. FCAP currently 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 www.fcapgroup.com/boardmembers/.

THE FUTURE

Currently, FCAP is continually working on updating and improving the CFCAM educational program and the FCAP School 1-hour CEU courses for managers. As FCAP begins its 12th year of existence, we want to thank our members and readers for being so supportive of our association throughout the years. Managers, board members, and service providers in this industry continue to be valuable individuals because of their investment of time in the places where we live and reside. If you have any questions or comments about FCAP, please contact our office at (800) 425-1314 or by email at info@fcapgroup.com. Thank you to all who make FCAP and *FLCAJ* what they are.

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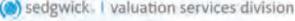
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Editor's Note: FLCAJ would like to congratulate these five outstanding 2022 Readers' Choice Awards winners! (For a full list of 2022 RCA winners, please read the March 2022 issue or visit www.fcagroup.com/flcaj/readers-choice-awards-march-2022/.)



Envera Systems

Diamond Level Winner—Safety and Security

(Winner 2022 and seven previous RCA wins)

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Thank you for choosing Landex as a Platinum winner in the 2022 Readers' Choice Awards. We are proud to be recognized along with the other outstanding businesses in our field.



The founder of Landex, Harry C. Powell Jr., began his career in real estate in the 1960s. He was president of the largest community development in Southwest Florida, known as Lehigh Corporation. As a community developer, Mr. Powell was responsible for multi-millions in land and home sales and was well known by all for his tutelage and involvement in many varied projects. His personal mission and vision statement was to create or manage a project to the satisfaction of the owners and customers, which the company carries on following his death in 2021.

Landex currently has 18 employees, including the incredible seven-woman team who run the corporate office. They manage a total of 15 associations (HOA, POA, commercial, and residential condominiums) and two vacation properties/timeshares that comprise \$96,200,000 in property values with aggregate annual budgets of \$4,718,000. In addition, their sister company, Landex Realty, produces another \$1,200,000 in rental revenue for the vacation properties and timeshare owners in associations they manage.

Landex's services go beyond asset protection and association/business management. We have all been involved in helping with personal property loss, insurance, and welfare and well-being of our customers over the years. We also give back to the community more than \$20,000 a year through monetary donations and auction items.

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Marcy L. Kravit

ELECTRIC VEHICLE CHARGING STATIONS, PART III An Inside Look with Danny Kaddoch, Senior Account Manager, Hypower Inc.

By Marcy Kravit, CMCA, AMS, PCAM, CFCAM
Director of Community Association Relations
Hotwire Communications
FCAP Program Coordinator

Editor's Note: This is the final part of a three-part series. Parts one and two were published in the July and August issues of FLCAJ and can be read in those issues or by visiting www.fcapgroup.com.



EV CHARGER RATINGS (GENERAL USAGE)

Level 1 charger

- Domestic Plug-in
- Approximately 1,400 to 1,900 watts

Watts are the unit of measure for power consumption while the product is in use.

Level 2 charger

- Domestic/Commercial
- Approximately 6,200 to 7,200 watts

Level 3 charger—Fast Charge

- Heavy Commercial/ Industrial
- Approximately 35,200 to 110,500 watts



Overall, there are many people moving to South Florida. Danny Kaddoch with Hypower Inc. says that a building's biggest mistake is allowing a unit owner to install a Level 2 charger in their parking space; essentially, the association will be out of power capabilities if they continue to allow others to install them using the building's power. It will cost the building \$200–\$400 a year per charger.

Do not put 220V outlets in everybody's parking spots. Kaddoch advises that a Level 1 receptacle is best.

Get your board all on the same playing field. Kaddoch also advises to get four to six Level 2 chargers for everyone to share in a common area. If you install chargers in everyone's spots, it will cost \$800 per spot for the submeter, and you would need to get a maintenance person to read every meter. That in itself would be a full-time job, and this method would be considered as dumping money! It is pointless. You would need submeters to break out each resident. Kaddoch met with a board that wanted over 300 units' spaces to have chargers. He explained that they are going to burn so much money, and it is a knee-jerk reaction, not a solution!

Q & A

Do I need to contact my association attorney and insurance agent prior to installing EV chargers?

It is always wise to have your attorney review the association's documents referencing the "common area" installations for "communal" use vs. "limited common



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areas” designation of the parking space. Determine if a vote is needed and how the association will handle sharing of the costs when others own gas-powered vehicles. You may want to address absentee owners’ availability if the vehicle is left in their absence. Are there any legal liabilities? It is also wise to check with the association’s insurance agent to determine any liability, policy changes, and costs.

How many chargers would be best to start off with?

One to four chargers are the best to consider, depending on your needs. This way you can evaluate the need for EV chargers as well as how you like the charger and service.

What are the best suitable locations for the chargers?

Choose communal spots that everyone can use that are closest to the electrical room. The shortest distance to the electrical room where the power will be taken, with the least obstacles, would provide you the most cost-efficient solution.

What information will the city be looking for on the permit application that is required?

The application will include load calculations for the panel that will be providing power to the units. The city will want to make sure you aren’t overloading the panel to install these chargers. Location of the charger is also something they will be asking about to make sure they aren’t creating a hazardous parking environment.

What issues do buildings run into when providing a charging station for every unit owner?

Power! Most buildings do not have enough power to accommodate a Level 2 charger for each unit owner; however, many buildings have enough power to provide a level 1 charger outlet.

What are the different types of chargers that are available?

Level 1 and Level 2 are most common for general use. Brands are like with any other product; there are all kinds, and you must choose the right one for you.

How do you decide whether to put common shared EV chargers on your property or not?

It all depends on your board and your needs; we always suggest starting off with one or two chargers that are communal to see how people like it and to help demonstrate that it brings revenue into the building.

How do you determine your building’s electrical capacity?

Hopefully, you have the building as-builts drawings to check out the load calculations (panel schedules) to see what kind of power you have available. If you don’t, it isn’t too much of a problem as you can always install a logging meter for 30 days to see what the power consumption is.



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How do you determine if your parking garage can handle the installation?

One of the most important factors determining the chosen plan is the building's electrical infrastructure. Older buildings are less likely than newer ones to have free power to be tapped into.

In some scenarios, it will be cost prohibitive to install the electrical infrastructure to suit 100 percent of all residential parking spaces in a condominium building. The long-term answer in those cases will likely be to invest in a few spaces and require EV-driving residents to fulfill the balance of their needs at the growing fast-charging public network as we currently do with gas stations. With vehicle charging speeds and range of charge increasing, making an occasional stop at the nearby fast-charging site to recharge can be part of the weekly routine.

The life-safety system may also be affected by the sprinkler locations in the garage, etc. If the panel has the capability, it may require further relocations or additional sprinklers may be required at the main location of the EV charging stations. Determine if the garage elevation is too low or below sea level. These questions need to be addressed by a life safety engineer.

How do you track and charge for electricity usage?

Going with an app-based charger will automatically do this for you; if you are going to install Level 1 charger outlets, then a sub-meter will suffice, but you would need to record the data monthly to charge the user accordingly.

Residents of condominiums may encounter unique challenges. Plug-in vehicle buyers who live in condominiums can face several roadblocks to gaining access to charging.

There are numerous stakeholders involved, potential challenges, and often unique parking configurations. Since more than 40 percent of Southeast Florida's dwellings are multi-unit dwellings with particularly high concentrations in Miami-Dade and Broward Counties, it is an important challenge to address.

It may require facilitating potential changes to assigned parking for lower cost installations, reassigning non-deeded parking spaces, and placing EV charging as close as possible to the electrical panel to avoid prohibitively expensive installations.

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In addition, consideration must be made for accessibility of EV charging for disabled visitors and residents.

Once you come to terms with the challenges that you might be faced with for your condominium, here are some steps to consider before and after you put your plan into action.

10 STEPS TO INSTALLING EV CHARGING STATIONS AT YOUR CONDOMINIUM

1. Survey your residents.
2. Check if the building has sufficient electrical capacity.
3. Inquire about the costs involved in the purchase of the equipment, installation, maintenance, and ongoing and long-term fees attached with the EV charging station(s).
4. Find out about the city's permitting requirements.
5. Contact your association attorney and insurance agent.
6. Investigate and select the best EV charging solution for your association and ensure they are a turnkey solution.
7. Hire a separate certified, licensed, insured, experienced, and reputable electrical contractor.
8. Determine if you have the proper infrastructure and need to hire an electrical engineer to draft drawings for new panels and installation.
9. Look into the payment process and options for users and the association.
10. Mount signage, initiate a new HOA policy, and begin charging!

EV charging stations have become an important amenity as sales of these vehicles have increased and condominium dwellers are seeking to live in buildings that can accommodate them.

Under the Infrastructure Investment and Jobs Act, Florida would expect to receive \$198 million over five years to support the expansion of an EV charging network in the state. Florida will also have the opportunity to apply for the \$2.5 billion in grant funding dedicated to EV charging in the bill.

Marcy Kravit has 20-plus years' experience managing community associations in South Florida. She has established a reputation as being passionate about service, driven by challenges, and undeterred by obstacles. Marcy is committed to providing five-star service and educating others in raising the level of professionalism in the industry. She works for Hotwire as director of community association relations.

Marcy has earned every higher education credential offered by CAI and is recognized by Florida Community Association Professionals (FCAP) as a CFCAM. Marcy is a contributing writer to the Florida Community Association Journal (FLCAJ) and serves FCAP as their education program director. ■

BECAUSE YOU ASKED

*By Betsy Barbieux, CAM,
CFCAM CMCA*



Betsy Barbieux

Betsy,

We installed gates for our condominium association. There is an entry gate and an exit gate that operate independently of each other. The total cost was around \$22,000. My question is, do we have to list this on the reserve schedule? The cost to replace one gate is under \$5,000.
- Larry

Larry,

Because the replacement cost is less than \$10,000, it is likely you do not have to reserve money for the new gates, but I would check with your CPA.
- Betsy

Betsy,

I took your class several years ago and now live in an

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association. I was out walking and noticed all five board members together at one board member's house. I knocked on the door, and they said they were just getting together to socialize, not have a meeting. I said, if there are three board members together that it is considered a meeting. They slammed the door in my face. What should I do?

- Kathy

Kathy,

There is not anything in the statutes prohibiting board members from getting together socially or talking on the telephone or texting. The statute specifically permits them to communicate via email but prohibits them from voting by email. I usually warn board members that if they are together socially, they should not let their conversation drift to association topics.

There would be circumstances when board members are all together on association business and it is not a board meeting, such as getting together to inspect a violation, to view a maintenance concern, or to ensure completion of a project.

It seems the intent of the legislature was that boards of directors could not make or vote on business decisions outside a properly noticed meeting with a posted agenda. Obviously, there are board members who do violate this restriction.

If your community is an HOA, consult your attorney. If your community is a condominium or cooperative, you may file a complaint against the board with the Division of Condominiums at <http://www.myfloridalicense.com/dbpr/lsc/documents/cccomplaint.pdf>.

An opposite point could be argued that if there was no meeting notice or agenda or minutes, there was no meeting.

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- Betsy

Betsy,

I have been examining as best I could the results of some of the latest legislative session. It appears condominiums and cooperatives will be required to have reserves as of 2024. Is this your understanding as well? I am urging the board to get a reserve study done now and not procrastinate on this matter.

I have reached out to Anastasia/Expert Reserve Services to get further information. Any thoughts you have would be appreciated.

- Kirk

Kirk,

Condominiums and cooperatives have always been required to have reserves, but the statute also allowed the owners (not board) to vote to waive or reduce the funding. With the new legislation, the ability to waive or reduce the reserve funding has been removed as of December 2024. This new law will certainly go through several revisions before the deadline. Otherwise,

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if left as it is currently written, this new law will double or triple the monthly assessments, making any three-story-plus community unaffordable for middle-class Floridians.

Another thought—a reserve study is always a good best business practice, and having one will likely stay in the law as a requirement. I would highly encourage you to do so. Anastasia is the best!

- Betsy

Betsy,

Our community is new, with houses being built after review by the ARC and approval of the board. We have some pesky neighbors who believe they are entitled to see the detailed interior plans of the new builds. I could understand their

request if they wanted to see the plans for common area buildings, but not the inside plans of individual homes. Are there any regulations requiring us to give access to the detailed interior plans?

- Lynda

Lynda,

Assuming that your ARC has an application for owners to complete and the ARC has written specs/guidelines/procedures for new builds or modifications and the ARC is only responsible for reviewing the exterior components of the house—elevation, roof pitch, overhang, materials, color, and placement on the lot—there is no reason for the ARC to have any plans/specs for the interior of the houses or interior modifications. In that case, the ARC would not have any details of the inside of the house, only the outside.

However, if the ARC has gathered more information than they need (which they should stop receiving), the statute reads that any written information is an official record. This means if the ARC has details of the interior designs, they could be subject to an owner's request to access records.

Access does not mean you have to email the information to the inquirer. It means the inquirer has "access" to those records at a date, time, and place specified by the keeper of the records within 10 business days of a written request. The inquirer may make copies with his own portable device or pay for copies.

- Betsy ■

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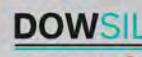
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