

Ken Lawson, Secretary

Rick Scott, Governor

September 30, 2014

Dear Interested Parties:

As required by Chapter 718.501(1)(s), Florida Statutes, the Division of Florida Condominiums, Timeshares, and Mobile Homes annual report for Fiscal Year 2013-2014 is attached. This report details the division's enforcement of the laws governing the development, construction, sale, lease, ownership, operation and management of residential condominium units under Chapter 718, Florida Statutes.

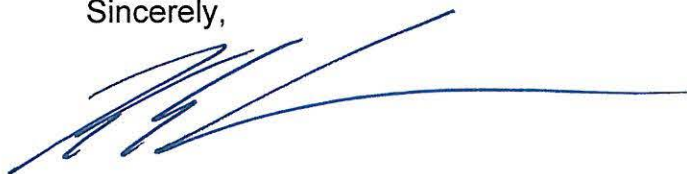
Included with this report are the following items:

1. the number of training programs provided for condominium association board members and unit owners;
2. the number of complaints received by type;
3. the number and percent of complaints acknowledged in writing within 30 days as required by section 718.501(1)(m), Florida Statutes;
4. the number and percent of investigations acted upon within 90 days as required by section 718.501(1)(m), Florida Statutes;
5. the number of investigations in excess of the 90-day requirement; and
6. recommendations for making improvements to the Division's core business processes and legislative changes.

The division will continue to monitor our complaint handling process to identify improvements in the response time and other efficiencies which can be achieved or maximized.

We strive to continuously improve the level of service provided to Florida's condominium residents.

Sincerely,



Ken Lawson

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Rick Scott, Governor

**Division of Florida Condominiums, Timeshares, and Mobile Homes
 Annual Report
 Fiscal Year 2013-2014**

1. Number of training programs provided for condominium, cooperative and homeowner association board members, unit owners and community association managers.

During Fiscal Year 2013-14, the division provided the following courses for unit owners, association board members and community association managers:

- budgets and reserves
- elections
- financial reporting
- the complaint process
- the division’s jurisdiction
- board member certification
- 2013 legislative updates

The division held seventy (70) sessions which reached 8,085 attendees. Of those sessions, the following is a breakdown by course type and attendee:

Course Type	No. of Courses	Attendees
General Education (see above courses)	40	3,077
Community Association Managers	17	1,114
Board Member Certification	13	3,894

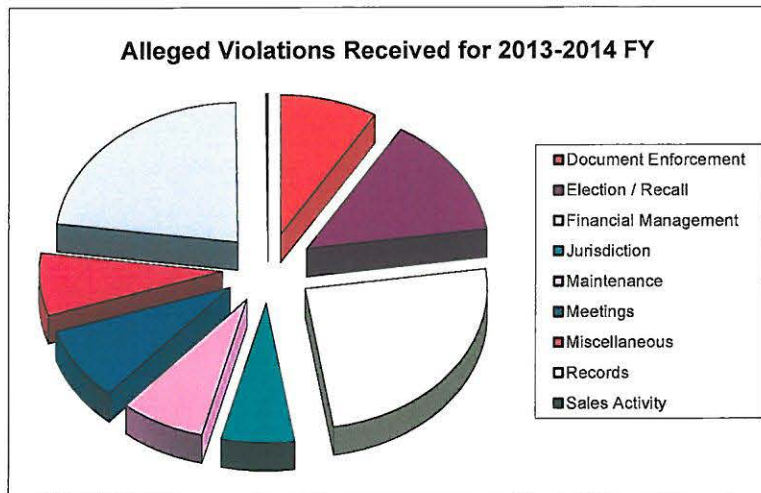
Additionally, in an effort to better serve the citizens of Florida, the division has begun a program of providing education to local law enforcement offices in counties with a high concentration of condominiums. The purpose of the training is to educate the officers on the type of complaints they might receive and of those, what could be referred to the division. The division is also working with the Florida Institute of Certified Public Accountants and the Florida Realtors Association to provide education to the general public on various issues affecting community associations in the state of Florida.

Total number of attendees of the training classes: 8,085

2. Number of condominium complaints received by type.

Chapter 718, Florida Statutes, does not categorize complaints by “type.” Accordingly, the division does not register complaints by type, but does maintain the alleged violations cited in complaints in an accessible database. Complaints are grouped in nine broad categories to allow for a greater understanding of the wide range of violations that are received.

A total of 1,850 complaints (which contained 2,974 alleged violations) were received between July 1, 2013 and June 30, 2014. A breakdown of the alleged violations follows:



Alleged Violation Categories for Fiscal Year:

Document Enforcement	257	8.64%
Election/Recall	420	14.12%
Financial Management	735	24.71%
Jurisdiction	192	6.46%
Maintenance	221	7.43%
Meetings	255	8.57%
Miscellaneous	215	7.23%
Records	673	22.63%
Sales Activity	6	.20%
Total Allegations	2,974	

The three categories receiving the most complaints for Fiscal Year 2013-2014 were:

Financial Management, Records, and Election/Recall issues.

3. Number and percent of complaints acknowledged in writing within 30 days.

Section 718.501(1)(m), Florida Statutes, requires that the division must acknowledge the complaint in writing within 30 days after receipt of a complaint. This acknowledgment notifies the individual as to whether their complaint is within the division's jurisdiction, and if so, requests additional information if necessary.

Of the 1,850 complaints addressed by the division, 13 were initiated by the division. Of the remaining 1,837 complaints, 1,757 were acknowledged within the 30-day threshold.

95 percent of complaints (1,757 of 1,850) acknowledged within 30 days.

4. Number and percent of investigations acted upon within 90 days.

All complaints (100%) were acted upon within the 90-day requirement. A complaint is acted upon when received and includes entering the complaint into our case tracking system, acknowledging the complaint in writing, and contacting the complainant by telephone within 24-48 hours.

However, for reporting purposes and consistent with chapters 61B-20 and 21, Florida Administrative Code, the division also tracks the resolution of complaints resolved, by issuing an information letter, warning letter, or an administrative action (consent orders or notices to show cause), within 90 days.

Of the 1,850 complaints received from July 1, 2013 to June 30, 2014, 1,515 (82 percent) were resolved within 90 days or less.

82 percent of complaints (1,515 of 1,850) were resolved within 90 days.

5. The number of investigations exceeding 90 days.

Section 718.501(1)(m), Florida Statutes, requires that the division provide the complainant with monthly updates on the status of our investigation if it exceeds 90 days.

Of the 1,850 investigations initiated by condominium unit owners, 335 investigations exceeded the 90-day resolution threshold. Included in the factors for an investigation exceeding 90 days includes: case complexity, difficulty gathering evidence, uncooperative witnesses, and due process considerations.

18 percent of investigations (335 of 1,850) exceeded 90 days.

6. The department shall evaluate the division's core business processes and make recommendations for improvements, including statutory changes.

The department does not have any process improvements or recommended statutory changes at this time.