



in appropriately responding to inquiries, and stemming abuses of the right.

Never give up trying to mend fences: The Commando often started as a well-meaning person with bad interpersonal skills. New boards can look at mending relationships as a challenge, like rehabilitating an employee that you cannot fire.

Be polite and business-like. In many of the situations I have seen, the Commando is a personality type who thrives on conflict. Sometimes, denying him the adrenaline rush of battle will cause the Commando to look for another means to indulge his need for a fight.

Ignore what you can. In some cases, relationships reach the point where they cannot be salvaged. In such cases, the board and management are often best advised to consider the source, and ignore the

insults and accusations. Of course, as noted above, there are certain rights that cannot be ignored. Further, every owner should be dealt with in a neutral fashion regarding routine association matters, such as maintenance requests. In some cases, it is appropriate to ask a particularly problematic individual to put his requests in writing.

For better or worse, Florida's courts have ruled that a condominium association cannot deprive an owner of his property, and even the most difficult owner cannot be forced to move or sell. While it is easier said than done, sometimes you just have to grin and bear it.

Now on to reader mail.

Q: Does a condominium association have any say as to how many units one person can buy? We have a situation where one person is buying up several

units, and using them as rental property. Can we amend our documents to limit renting to three months per year maximum, and no annual rentals? We are concerned about turning in to an apartment complex.

N.L. (via e-mail)

A: In response to your second question, the Florida Supreme Court's Woodside decision (discussed at length in previous editions of this column) specifically held that a condominium association can amend its declaration of condominium to prohibit annual rentals.

Also, I see no reason why the declaration of condominium could not be amended to limit the number of units any particular person or group owned. Of course, you would have to "grandfather" any person or group owning more units than the limit permitted by the amendment. ☺

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