

SB 1142 and SB 2086 on the Senate side. All pending legislation can be viewed at the web-site of the Florida Legislature, On-Line Sunshine at www.leg.state.fl.us.

The House version of this bill is expected to be heard this week, in the Business Regulation Committee. The Senate bill's procedural status is a bit less crystalized.

Associations or managers wishing to put in their two cents should contact their local legislators by telephone, letter, or e-mail.

Now on to reader mail.

QUESTION: We have an ongoing problem in our mobile home park regarding people who fail to adhere to our fifteen mile-per-hour speed limit. Our roads are owned and maintained by our homeowners' association, and we do have posted signs. Our board seeks compliance through voluntary cooperation, which sometimes works, and sometimes does not.

Short of installing speed bumps, does Florida law provide any other relief - R.C.E. (via e-mail)

ANSWER: Speed bumps are one way to go. They are often controversial. Have the board check with the community's attorney to ensure there is proper authority and that no third-party easements would be impaired.

Some associations contract with the local law enforcement agency for extra policing, which can be provided, at a cost. In some cases, the local law enforcement agency will agree to have a deputy patrol the roads as part of their routine, but that tends to be more hit and miss.

Several associations I deal with have purchased radar guns. They are available at a surprisingly reasonable price. If your community's governing documents permit the levy of fines for violation of posted rules, your internal fining process may be another way to skin the cat. ⚖️

Mr. Adams concentrates his practice on the law of community association law, primarily representing condominium, co-operative, and homeowners' associations and country clubs. Mr. Adams has represented more than 600 community associations and serves as managing shareholder of the Firm's Naples and Ft. Myers offices.

Send questions to Joe Adams by e-mail to jadams@becker-poliakoff.com This column is not a substitute for consultation with legal counsel. Past editions of this column may be viewed at www.becker-poliakoff.com.