



COMMUNITY ASSOCIATION
LEADERSHIP LOBBY

State of Distress: The Mortgage Foreclosure Crisis within Florida's Condominium and Homeowner Association Population

Results of the 2009 Florida Community Association Mortgage Foreclosure Survey

*Report of Final Results, Based on 1,589 Responses
February 24, 2009*

Summary

Results of the second annual Florida Community Association Mortgage Foreclosure Survey, conducted online from Jan. 15 through Feb. 1, 2009, confirm that mounting financial pressures caused by mortgage foreclosures are negatively impacting the ability of the State's homeowners' associations, condominiums, co-operatives and other community associations to comply with State-mandated fiscal requirements and threaten to undermine the delivery of services critical to the upkeep, repair and safety of community associations throughout the state.

A record 1,589 property owners responded to the survey, conducted by the Community Association Leadership Lobby (CALL), a group formed in 2003 by the law firm of Becker & Poliakoff to advocate on behalf of the interests of the state's common-ownership residential community associations. The respondents supplied statistics that collectively speak of slow payments of past-due assessments by first-mortgage lenders, dwindling cash reserves and a variety of ways that associations are trying to cope with the resulting financial crisis – and real, palpable pain that is being felt in their communities.

Fully three quarters of survey respondents were in a position as elected members of their community association's Board of Directors to have in-depth information and insight into the financial challenges caused by foreclosures.

Survey respondents reported that the frequency of foreclosures in their communities accelerated in the second half of 2008 resulting in a revenue shortfall in the majority (65%) of respondents' associations. The outlook is for continued distress: Over half (51.1%) of respondents expect the number of foreclosures to increase in 2009 and a supermajority (66.6%) believes the real estate meltdown will continue to force home values downward.

Mortgage lenders holding title to foreclosed units are the target of criticism from most respondents, with 90.3% in agreement that the Florida legislature should increase the liability of first-mortgage holders for unpaid assessments in order to decrease the financial burden of delinquencies on community associations.

In addition to the quantitative data, voluntary comments from respondents statewide are interspersed throughout this report. The comments range from the particular to the general and illustrate the level of financial dislocation and the fiscal burden being felt in community associations.

Examples of what community association residents are saying about the mortgage foreclosure crisis in their communities include the following:

Help is desperately needed here. If not resolved, you will start to see associations fail, leaving hundreds of thousands of homeowners unable to keep up with the mounting debt.

- Southwest Florida Condo unit owner

I don't know how much longer the association can survive under these circumstances.

-Southeast Florida Condo Board member

With the federal government pumping our tax dollars into the financial institutions, the Florida Legislature needs to better protect the associations by forcing the financial institutions to pay back all delinquent fees and legal fees 100% and not a smaller percentage.

- Southwest Florida Board member, 500-home HOA

We are looking at next year's budget and most likely will have to increase fees to cover people in foreclosure. It's very hard on the rest of us paying folks.

- Central West Florida Board member, 50-99 unit Condo

St. Lucie County ranked third in the state for having the most foreclosures. The county also had the highest number of homes entering some stage of foreclosure on the Treasure Coast during 2008 ... Please help us! We are drowning.

- Southeast Florida HOA Board member

Key Findings

Key findings of the 2009 Florida Community Association Mortgage Foreclosure Survey include:

- More than half of all respondents (53%) reported higher rates of vacant units in their communities than 12 months ago as a result of mortgage foreclosures; of those who reported higher vacancy rates, 15% reported that 10% or more of the units/homes in their communities are now currently vacant due to mortgage foreclosures and 68.9% reported mortgage-related vacancy rates in their community from 1-9% at present;
- Nearly two-thirds of respondents statewide (65.3%) said mortgage foreclosures are causing a revenue shortfall that is placing a burden on their association's finances, with that figure rising to 70.2% among respondents from Southeast Florida;
- Fully 57% of respondents statewide say that getting mortgage lenders who have been slow to foreclose on units/homes to pay outstanding monthly maintenance fees to the associations has proven difficult, with more than 90% of respondents saying the State Legislature should act to increase the liability of first-mortgage holders for unpaid assessments in their communities;
- Meanwhile, more than half of respondents statewide (52.8%) report that their association is taking steps to reduce expenses, with the most commonly reported way associations are protecting their finances being increased monthly assessment fees that are borne by the remaining non-delinquent property owners in the association;
- More than a third (37.9%) of the respondents said the foreclosure crisis has resulted in "postponements of major capital investments in upkeep or repair" of buildings and other property, with that figure rising to 42.5 % of respondents in Southeast Florida;

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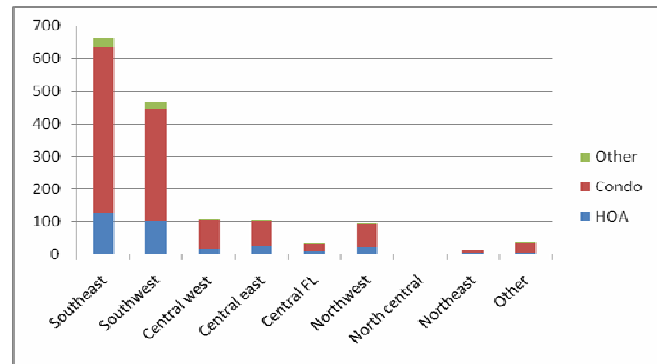
- Two-thirds of respondents (66.6%) to a question about property values in their communities as a result of the mortgage foreclosure crisis said they foresee further declines in 2009, with Southeast Florida respondents the most pessimistic (71%) on the property value outlook; and,
- A super-majority of respondents (73.6%) forecast no improvement in the mortgage foreclosure outlook in their communities during the next 12 months, estimating the number of foreclosures will either stay the same or increase above the number of foreclosures this past year.

Survey Demographics

Chart 1. Location of respondents, geographically and by association type.

Geographically, the survey drew Florida community owners from the Southeast (43.4%), the Southwest (30.8%), Central Western Florida (7.0%), Central Eastern Florida (6.8%), the Northwest (6.3%), the Orlando area (2.2%), and other parts of the state.

The vast majority (76.2%) of survey participants serve as an officer or director in their community association, giving them an in-depth understanding of the financial challenges caused by foreclosures and delinquencies.



Survey respondents by location and by association type.

Condominium owners represent the largest segment of survey respondents (1,143 or 75.5%), followed by property owners in homeowners' associations (322 or 21.3%).

HOA survey respondents are located mainly in the Southeast (39.9%), followed by the Southwest (31.8%) and Central Eastern Florida (8.4%). HOA associations represented in the survey tend to be larger than those of condo participants, with 25.8% of HOA owners residing in developments with 200-499 units and 21.7% in associations of 500 units or more.

Condo owner survey participants represent the Southeast (44.4%), the Southwest (30.1%), Central West Florida (7.5%), Central East (6.6%) and the Northwest (6.2%). Condo owner respondents live in a range of association sizes, including 50-99 units (28.7%), 100-199 units (23.7%), 200-499 units (18.3%), and 25-49 units (14.5%).

A full break-out of survey demographics is contained in the data at the end of this report.

Foreclosure Proceedings in Florida Community Associations

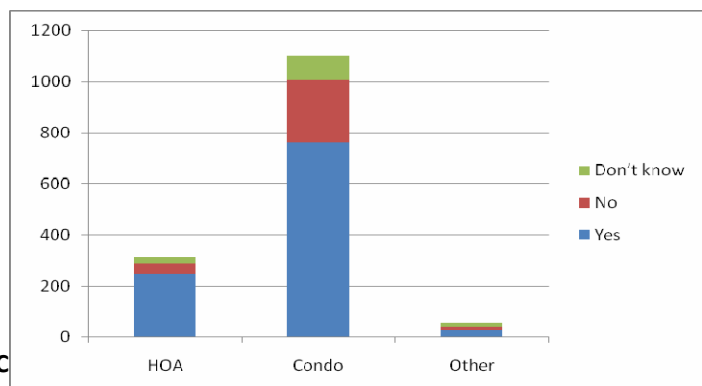
The Survey elicited responses from participants about the number and rates of increase of foreclosure proceedings in Florida community associations, as well as vacancies in communities as a result of mortgage foreclosures.

The results show that mortgage foreclosure actions against property owners in Florida

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condominiums, HOAs and other associations increased during 2008, according to 70.9% of respondents.

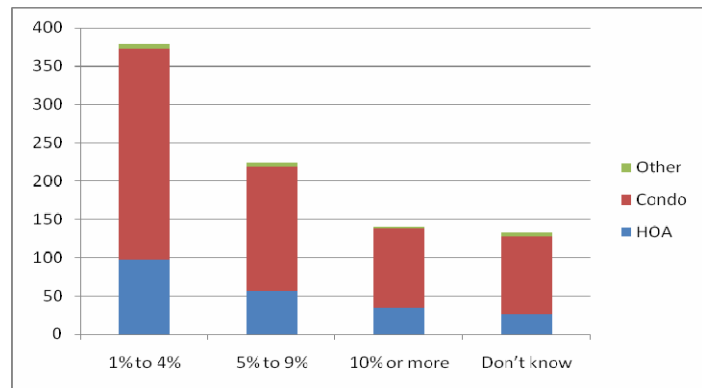
Of these 71% who reported an increase in mortgage foreclosures, 46.3% indicate that the greatest number of foreclosures occurred in the second half of 2008, while another fifth of respondents saw the rate of foreclosures remain constant during the entire year of 2008.

Did mortgage foreclosures in your association increase in 2008?

Vacant units are growing in volume as a result of mortgage foreclosure proceedings. More than half (53%) of respondents stated that more homes or units are uninhabited in their community today than one year ago.

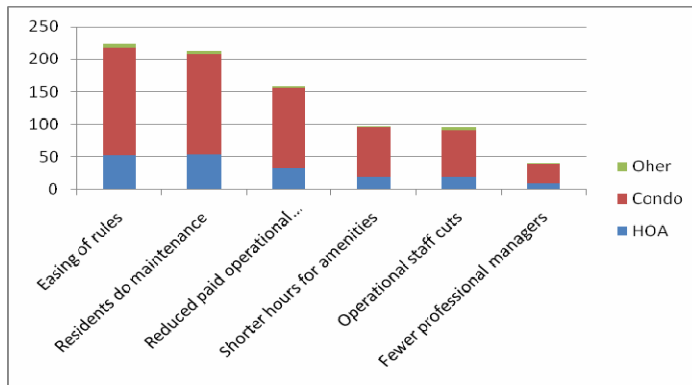
When those who reported higher vacancy rates in 2008 were asked to estimate the percentage of home or units in their association that are vacant as a result of foreclosure, 16% said that 10% or more of homes/units are vacant.

An additional 25.6% said that from 5-9% of the homes/units are now vacant and 43.3% reported that from 1-4% of the units/homes in their communities now stand vacant.



Estimated percentage of vacant units in associations where foreclosure-related vacancies increased in the past year.

Impact of Foreclosures on Florida Community Associations



Cost-saving activities in associations with revenue shortfalls.

Mortgage foreclosures are causing a revenue shortfall that is placing a financial burden on 65.3% of respondent associations.

To date, nearly 40% (37.9%) report that deteriorating financial conditions have resulted in postponements of major capital investments or repairs.

And, 33.9% of respondents report cutbacks in services as a result of foreclosures.

We have owners who are renting their units while not paying association fees and not making mortgage payments. This has created hardship on all other owners. Why should they be able to rent and collect money and NOT pay the association while using our water, sewage, cable, trash pick-up, Internet, pool, hot tub and not paying for the condo insurance?

- Northwest Florida Condo unit owner

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Banks ... are not making sure that apartments become/stay empty and therefore we find squatters living in those units putting an extra burden on security and the expenses to the association utility bills.

- Southeast Florida Condo board member

The time involved with foreclosures to finalize the debt keeps mounting and the association struggles. Some associations have so many units in foreclosure that there is no way the remainder of the membership can make up the difference to meet budget.

-- Western Florida Board Member, 100-199 unit Condo

Financial burdens on associations pressured by foreclosure-related revenue shortages have significantly impacted associations' services and amenities, with survey respondents reporting less stringent enforcement of association rules (50.1%), residents assuming maintenance activities (47.4%), reduction of paid operational staff hours (35.6%), elimination of paid staff positions (21.3%), or elimination of a professional manager's position (9.2%). [Note: Numbers total more than 100% because some associations are pursuing multiple expense reduction activities.]

Approximately 27% of our units, and climbing, are either bank or association foreclosed, and an additional 10% are on lien/demand/bankruptcy. We are forced to cut back on essential areas like security, etc. and spend money we should be depositing monthly in our reserves to cover attorneys fees in hopes to remedy the situation and nothing has been resolved! I don't know how much longer the association can survive under these circumstances.

- Southeast Florida Condo Board member

Our board opted to cancel certain maintenance contracts and hire someone directly to provide maintenance and valet trash pick-up, and other services needed. Some residents and board have volunteered to help in some areas.

-- Southwest Florida owner, 200-499 unit Condo

A real hot button for community association property owners across Florida was whether or not their associations were experiencing difficulties in securing payment of monthly maintenance fees or other assessments from mortgage lenders who now hold title to foreclosed properties. Fully 57% of survey respondents reported such difficulties, with that figure jumping to nearly two-thirds among homeowner associations across the State.

The largest problem is that banks do not move their foreclosure cases forward to the sale ... They postpone or cancel many hearings in order to avoid paying the required six months of maintenance fees or 1% of the outstanding mortgage.

- Southeast Florida Condo Board member

A major problem is that the first mortgage holders WILL NOT take over the properties thus leaving the owners to live in there, use the services we provide (water, security, maintenance of amenities) while paying nothing.

- Southwest Florida Board Member, 50-99 unit Condo

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We are powerless to force the banks and mortgage companies to finish the foreclosure process ... Many banks have blocked us for more than 2 years by failing to finish the foreclosure of a unit. Even when many banks foreclose on a unit, they refuse to pay the monthly maintenance fees and sometimes sell a unit without paying the back fees ... The new owner doesn't want to pay the large fees the bank should have taken care of earlier.

- Southeast Florida Condo Board member

We have been attempting to collect back maintenance fees thru the court system since 11/2007. Extremely frustrating when the lender starts foreclosure and the association has the inferior lien. Court system is clogged up and the process is one problem after another.

-- Southeast Florida Board member, 25-49 unit Condo

A resounding 90.3% of the community association property owners surveyed think the State Legislature should increase the liability of first-mortgage holders for unpaid assessments in order to decrease the financial burden of unpaid assessments on community associations.

Only 3.7% of respondents think the State Legislature should not act to make lenders pay more of the delinquent assessments that are currently being shouldered by the rest of the association membership.

The current market conditions are forcing the Associations to allow for BAD DEBTS diverting the operating funds of the Association from what they were intended to. The Legislature MUST change this limitation and have the banks responsible for these losses.

-- Southeast Florida Board member, 100-199 home HOA

We need Tallahassee's help...Government intervention now...This problem is very serious.

-Southeast Florida Board member, 50-99 unit Condo

I am very sick and tired of our leaders who we vote in to Congress and our local offices continuing to give into the demands of the lobby groups of the banking industry ... the banks continue to get a bail out and HOA members get the short end of the stick.

-- Southeast Florida owner, 500-home HOA

Florida statutes should be amended to require immediate payment of delinquent assessments upon foreclosure by the entity that foreclosed on the property. Additionally, statutory language should be very specific, i.e., once foreclosure has occurred, any monthly and special assessments are required to be paid by the foreclosing party, and if not paid according to Association Bylaws, they incur late fees, interest, attorney fees, etc, for collection.

-Northwest Florida Board member, 50-99 unit Condo

A majority of survey respondents statewide (52.8%) report that their associations have taken action to cover revenue shortfalls caused by mortgage foreclosures.

Among those who said they are taking action, the most common expense reduction efforts include:

- An increase in regular monthly "maintenance" fees for all remaining owners (58.7%)
- Legal action to force a mortgage lender to pay outstanding fees / assessments (44.7%)
- An increase in special assessment fees for all remaining owners (29.1%)
- Bank loans or refinancing (6.4%)
- All of the above (5.8%) or other efforts (14.3%)

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We have seen foreclosures double from 2008 to 2009, thus we added the uncollected debt into our associations budget to get approved at the owners annual meeting in Feb2009. As a board we have already discussed the possibility of a special assessment in this budget year as well.

-- Southeast Florida Board member, 200-499 unit Condo

With the banks pending foreclosures, the Owners have completely stopped paying the maintenance, forcing our hand to file for liens, which has increased our attorney cost and fees on amounts that will not be collected and have a secondary position for claims. These actions are hurting REAL PEOPLE who are on fixed incomes or dwindling resources with no real jobs to cover the mounting legal expenses for the same services.

-- Southeast Florida Board member, 50-99 unit Condo

Our condo fees doubled in a year and that was on top of paying a special assessment of \$2500 in 2008. The Board of Directors is doing a good job trying to keep costs down but we cannot afford these higher condo fees.

-- Southwest Florida Condo owner,

Outlook on 2009 Community Association Foreclosures

Nearly three-quarters of respondents said they see no immediate letup in the rate of foreclosures in their communities.

When asked to predict foreclosure activity in their communities through the remainder of 2009, over half (51.1%) of respondents foresee an increase and an additional 22.5% believe the rate of foreclosures will continue at the current pace.

If the remaining community has to pick up the slack there will be even more foreclosures as we the people are just making ends meet ourselves. Job loss and cut backs in hours have increased, so our pay has decreased. We are just barely paying our own bills.

-- Southeast Florida owner, 500-home HOA

Based on our experience in 2007 and 2008, we are now anticipating it will take 24 months for the bank(s) to take title and assume financial responsibility for the unit(s).

- Condo unit owner, Bradenton

Pessimistically, a full two-thirds (66.6%) believe that property values will continue to decline in 2009 and only a quarter (25.8%) believe that property values will hold at their current depressed levels.

The optimistic 1.5% who believes property values will increase in 2009 is a tiny minority as compared to those across the State who see depressed values for at least the next 12 months.

Our association is, thus far, more impacted by owner delinquencies based on the owners' expectation that their property will be foreclosed. ... Owners who stop paying their association fees and mortgages, but are not foreclosed by the first mortgagee, are a burden to our association.

-- Northeast Florida Board member, 25-49 unit Condo

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Our delinquencies are reaching 20% of our yearly operating budget. In addition to losing the assessments from foreclosed properties, we are spending money in legal fees to pursue these foreclosures as well as monies to maintain vacant properties all with the prospect of one day recovering those expenditures.

-- Southwest Florida Board Member, 200-499 home HOA

Methodology

The 2009 Florida Community Association Mortgage Foreclosure Survey was conducted online from January 15, 2009 through February 1, 2009 under the auspices of the Community Association Leadership Lobby (www.callbp.com).

The results contained in this report are based on the responses of 1,589 participants who own property in a community association in Florida. Not all respondents answered all questions.

The total population polled exceeded 4,500 known residents of condos, homeowner associations and other community associations throughout the state. Participants responded to e-mail invitations to participate from CALL and/or were otherwise invited to participate by other community association organizations statewide.

With 1,589 total responses from among a polled population of 4,500, the margin of error is +/- 3 percentage points for the total sample at the 98% confidence level.

All questions and responses to the survey are detailed below.

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2009 Florida Community Association Mortgage Foreclosure Survey

Survey Questions and Response Data

Listed below are the actual questions asked and responses collected in the 2009 Florida Community Association Mortgage Foreclosure Survey.

The number of responses to each question is indicated by "Total #" and the corresponding percentage to each response is indicated by "Total %." Breakouts of the number of HOA and Condo property owner responses for each question are also indicated.

Breakout comparisons of total Statewide responses versus responses for the two major response subsets of Southeast Florida and Southwest Florida are indicated in a separate table under each question.

1. Do you own property in a community or homeowners' association in Florida?

NOTE: 1,589 respondents answered "Yes," and their responses are reflected below. Respondents who answered "No" were removed from the survey results.

2. Are you a member of the Board of Directors of your community association?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	1,161	76.2%	228	70.8%	888	77.7%
No	363	23.8%	94	29.2%	255	22.3%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	1,161	76.2%	463	70.2%	402	85.9%
No	363	23.8%	197	29.8%	66	14.1%

[Please note for the above and subsequent questions that totals may not add to 100% across categories, since there are other sub-sets in addition to HOAs and condos that are not reflected.]

3. Indicate the type of community association in which you own property:

Type	Total #	Total %	SE #	SE %	SW #	SW %
Condominium	1,143	75.5%	507	77.5%	344	73.8%
Condo hotel	9	0.6%	5	0.8%	1	0.2%
Homeowners' association	322	21.3%	128	19.6%	102	21.9%
Cooperative association	20	1.3%	10	1.5%	8	1.7%
Mobile home community	14	0.9%	3	0.5%	8	1.7%
Timeshare	6	0.4%	1	0.2%	3	0.6%

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4. Please indicate the location of your unit/home:

Area	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Southeast	660	43.4%	128	39.9%	507	44.4%
Southwest	468	30.8%	102	31.8%	344	30.1%
Central west	107	7.0%	18	5.6%	88	7.5%
Central east	104	6.8%	27	8.4%	75	6.6%
Central FL	33	2.2%	10	3.1%	21	1.8%
Northwest	95	6.3%	23	7.2%	71	6.2%
North central	3	0.2%	2	0.6%	0	0.0%
Northeast	13	0.9%	5	1.9%	8	0.7%
Other	36	2.4%	6	1.9%	29	2.5%

Description of regional codes:

Southeast Florida (Key West, Miami, Fort Lauderdale, West Palm Beach and Stuart)

Southwest Florida (Bradenton/Sarasota, Fort Myers, Naples and Marco Island)

Central West Florida (Crystal River, Clearwater and St. Pete/Tampa)

Central East Florida (Port St. Lucie, Melbourne and Daytona Beach)

Central Florida (Ocala, Orlando, Kissimmee/St. Cloud and Winter Haven)

Northwest Florida (Pensacola to Panama City)

North Central Florida (Tallahassee, Lake City, Gainesville, Cedar Key)

North East Florida (Jacksonville, St. Augustine)

5. How many units/homes are in your association?

# Units	Total #	Total %	HOA #	HOA %	Condo #	Condo %
500 or more	152	10.0%	70	21.7%	75	6.6%
200-499	303	20.0%	83	25.8%	208	18.3%
100-199	342	22.6%	60	18.6%	270	23.7%
50-99	387	25.5%	51	15.8%	326	28.7%
25-49	216	14.2%	40	12.4%	165	14.5%
5-24	102	6.7%	11	3.4%	88	7.7%
Under 5	3	0.2%	1	0.3%	1	0.1%
Don't know	11	0.7%	6	1.9%	4	0.4%

# Units	Total #	Total %	SE #	SE %	SW #	SW %
500 or more	152	10.0%	70	10.7%	39	8.3%
200-499	303	20.0%	152	23.1%	96	20.5%
100-199	342	22.6%	144	21.9%	104	22.2%
50-99	387	25.5%	165	25.1%	113	24.1%
25-49	216	14.2%	70	10.7%	84	17.9%
5-24	102	6.7%	45	6.8%	31	6.6%
Under 5	3	0.2%	2	0.3%	1	0.2%
Don't know	11	0.7%	9	1.4%	0	0.0%

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Questions about Foreclosure Proceedings in your Association

6. Did the number of mortgage foreclosures against units/homes in your association increase during 2008?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	1,038	70.9%	249	80.3%	763	69.4%
No	295	20.2%	37	11.9%	243	22.1%
Don't know	131	8.9%	24	7.7%	94	8.5%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	1,038	70.9%	463	73.0%	304	67.4%
No	295	20.2%	104	16.4%	117	25.9%
Don't know	131	8.9%	67	10.6%	30	6.7%

7. If your answer to Question 6 was "Yes," which statement below most accurately describes the number of foreclosures in your association?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
The greatest number of foreclosures occurred in the 1st half of 2008	150	13.5%	32	12.1%	114	13.9%
The greatest number of foreclosures occurred in the 2nd half of 2008	515	46.3%	125	47.3%	379	46.2%
The rate of foreclosures was constant throughout the year	229	20.6%	60	22.7%	162	19.7%
Don't know	219	19.7%	47	17.8%	166	20.2%

	Total #	Total %	SE #	SE %	SW #	SW %
The greatest number of foreclosures occurred in the 1st half of 2008	150	13.5%	57	11.4%	47	14.8%
The greatest number of foreclosures occurred in the 2nd half of 2008	515	46.3%	235	46.8%	151	47.5%
The rate of foreclosures was constant throughout the year	229	20.6%	98	19.5%	71	22.3%
Don't know	219	19.7%	112	22.3%	49	15.4%

8. Are more units/homes vacant (uninhabited) today in your condo, homeowners' association or co-op as a result of mortgage foreclosure proceedings than one year ago?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	771	53.0%	196	63.2%	560	51.3%
No	517	35.6%	79	25.5%	411	37.6%
Don't know	166	11.4%	35	11.3%	121	11.1%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	771	53.0%	347	55.3%	242	53.8%
No	517	35.6%	199	31.7%	176	39.1%
Don't know	166	11.4%	81	12.9%	32	7.1%

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9. If you answered "Yes" to Question 8, can you estimate the percentage of homes or units in your association currently vacant as a result of foreclosure?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
1% to 4%	379	43.3%	97	45.3%	275	42.9%
5% to 9%	224	25.6%	56	26.2%	162	25.3%
10% or more	140	16.0%	35	16.4%	103	16.1%
Don't know	133	15.2%	26	12.1%	101	15.8%

	Total #	Total %	SE #	SE %	SW #	SW %
1% to 4%	379	43.3%	173	43.4%	114	43.7%
5% to 9%	224	25.6%	96	24.1%	63	24.1%
10% or more	140	16.0%	66	16.5%	59	22.6%
Don't know	133	15.2%	64	16.0%	25	9.6%

Questions about the Impact of Foreclosures on your Community

10. Are mortgage foreclosures in your community/building causing a revenue shortfall that is placing a burden on the association's finances?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	889	65.3%	199	68.6%	669	65.4%
No	394	28.9%	74	25.5%	296	28.9%
Don't know	79	5.8%	17	5.9%	58	5.7%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	889	65.3%	413	70.2%	257	59.8%
No	394	28.9%	135	23.0%	159	37.0%
Don't know	79	5.8%	40	6.8%	14	3.3%

11. Have burdens on your association's finances caused by foreclosure-related revenue shortfalls resulted in any postponements of major capital investments in upkeep or repair to your community/building?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	516	37.9%	108	37.1%	395	38.6%
No	726	53.3%	154	52.9%	539	52.7%
Don't know	121	8.9%	29	10.0%	88	8.6%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	516	37.9%	250	42.5%	142	33.1%
No	726	53.3%	273	46.4%	268	62.5%
Don't know	121	8.9%	65	11.1%	19	4.4%

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12. Have burdens on your association's finances caused by foreclosure-related revenue shortfalls resulted in any cut-backs or elimination of building/community amenities and services?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	460	33.9%	107	37.4%	344	33.7%
No	775	57.2%	154	53.8%	586	57.5%
Don't know	120	8.9%	25	8.7%	90	8.8%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	460	33.9%	216	37.0%	133	31.2%
No	775	57.2%	298	51.0%	275	64.6%
Don't know	120	8.9%	70	12.0%	18	4.2%

13. If your answer to Question 12 was "Yes," which of the following has your building/community experienced? (Choose all that apply)

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Less stringent enforcement of association rules	224	50.1%	53	49.5%	164	49.8%
Elimination of professional manager position	41	9.2%	9	8.4%	30	9.1%
Elimination of paid operational staff	95	21.3%	19	17.8%	71	21.6%
Reduction of paid operational staff hours	159	35.6%	33	30.8%	123	37.4%
Resident assumption of maintenance activity	212	47.4%	54	50.5%	154	46.8%
Reduction in the number of hours that amenities are open	97	21.7%	20	18.7%	76	23.1%

	Total #	Total %	SE #	SE %	SW #	SW %
Less stringent enforcement of association rules	224	50.1%	121	57.3%	59	47.2%
Elimination of professional manager position	41	9.2%	24	11.4%	8	6.4%
Elimination of paid operational staff	95	21.3%	54	25.6%	18	14.4%
Reduction of paid operational staff hours	159	35.6%	87	41.2%	30	24.0%
Resident assumption of maintenance activity	212	47.4%	89	42.2%	71	56.8%
Reduction in the number of hours that amenities are open	97	21.7%	47	22.3%	26	20.8%

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14. Have you experienced difficulties in securing payment of monthly maintenance fees and other assessments from mortgage lenders who have foreclosed on units/homes in your association?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	756	57.0%	183	65.4%	554	55.5%
No	338	25.5%	46	16.4%	269	27.0%
Don't know	232	17.5%	51	18.2%	175	17.5%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	756	57.0%	359	62.4%	216	51.8%
No	338	25.5%	110	19.1%	134	32.1%
Don't know	232	17.5%	106	18.4%	67	16.1%

15. Do you think the State Legislature should increase the liability of first-mortgage holders for unpaid assessments in order to decrease the financial burden of unpaid assessments on community associations?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	1,219	90.3%	254	89.1%	930	91.4%
No	50	3.7%	13	4.6%	31	3.0%
Don't know	81	6.0%	18	6.3%	57	5.6%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	1,219	90.3%	533	91.7%	386	90.2%
No	50	3.7%	18	3.1%	16	3.7%
Don't know	81	6.0%	30	5.2%	27	6.1%

16. Has your association taken any action to cover a shortfall in revenues caused by mortgage foreclosures in your community?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Yes	708	52.8%	156	55.5%	535	52.9%
No	503	37.5%	92	32.7%	385	38.0%
Don't know	130	9.7%	33	11.7%	92	9.1%

	Total #	Total %	SE #	SE %	SW #	SW %
Yes	708	52.8%	312	54.1%	225	52.9%
No	503	37.5%	195	33.8%	173	40.7%
Don't know	130	9.7%	70	12.1%	27	6.4%

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17. If the answer to Question 16 above is "Yes," does that plan include the following? (Choose all that apply)

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
An increase in regular monthly "maintenance" fees for all remaining owners	424	58.7%	91	56.5%	325	59.6%
An increase in special assessment fees for all remaining owners	210	29.1%	26	16.1%	177	32.5%
Bank loans or refinancing	46	6.4%	9	5.6%	37	6.8%
Legal action to force a mortgage lender to pay outstanding fees / assessments	323	44.7%	74	46.0%	240	44.0%
All of the above	42	14.3%	9	5.6%	33	6.1%
Other	122		29	18.0%	70	12.8%

	Total #	Total %	SE #	SE %	SW #	SW %
An increase in regular monthly "maintenance" fees for all remaining owners	424	58.7%	194	60.6%	129	57.3%
An increase in special assessment fees for all remaining owners	210	29.1%	111	34.7%	60	26.7%
Bank loans or refinancing	46	6.4%	19	5.9%	12	5.3%
Legal action to force a mortgage lender to pay outstanding fees / assessments	323	44.7%	146	45.6%	89	39.6%
All of the above	42	14.3%	18	5.6%	10	4.4%
Other	122		34	10.6%	38	16.9%

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18. Which of the following best describes your outlook in the rate of foreclosures your association will experience over the next 12 months?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
The number of foreclosures will increase in 2009	684	51.1%	158	55.6%	511	50.6%
The number of foreclosures will decrease in 2009	42	3.1%	16	5.6%	23	2.3%
The level will remain constant in 2009	301	22.5%	58	20.4%	229	22.7%
Don't know	312	23.3%	52	18.3%	246	24.4%

	Total #	Total %	SE #	SE %	SW #	SW %
The number of foreclosures will increase in 2009	684	51.1%	336	58.0%	169	40.3%
The number of foreclosures will decrease in 2009	42	3.1%	11	1.9%	22	5.3%
The level will remain constant in 2009	301	22.5%	118	20.4%	105	25.1%
Don't know	312	23.3%	114	19.7%	123	29.4%

19. Which of the following best describes your outlook on property values of units available for sale in your association?

	Total #	Total %	HOA #	HOA %	Condo #	Condo %
Property values will continue to decline in 2009	900	66.6%	181	63.5%	691	67.8%
Property values will remain at current levels in 2009	349	25.8%	85	29.8%	249	24.4%
Property values will increase in 2009	20	1.5%	5	1.8%	14	1.4%
Don't know	82	6.1%	14	4.9%	65	6.4%

	Total #	Total %	SE #	SE %	SW #	SW %
Property values will continue to decline in 2009	900	66.6%	413	71.0%	255	59.6%
Property values will remain at current levels in 2009	349	25.8%	127	21.8%	140	32.7%
Property values will increase in 2009	20	1.5%	7	1.2%	9	2.1%
Don't know	82	6.1%	35	6.0%	24	5.6%

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