

# **Alliance of Delray Representative Report For Delray West Townhouses HOA**

**January 3, 2024**

## **POLICE & EMERGENCY PERSONNEL NEWS:**

No major incidence over the holidays at shopping centers.  
Accident level was at 4% a drop compared to last year.  
Goal for 2024 is to reduce traffic incidents and vehicle thefts further.

## **COMMUNITY INTERESTS:**

Mayor Sachs told a packed audience that New Year Resolutions should include the adage; "Be Kind to Each Other."

## **OTHER INTERESTS AND ACTIVITIES:**

Representative Bergman spoke about the new legislative priority will be Property Insurance. A proposed \$144 billion dollars budget will take two months to put together.

Joshua Gerstin of Gerstin & Associates, Attorney and Cousnelor at Law covered the latest HOA Bills of Rights, some of the notable changes are:

- Meeting agenda must be listed on meeting announcement.
- Owner deposit funds cannot be comingled with HOA funds...
- Contact state legislators to urge a repeal on the ban of Estoppel fees; homeowners will be stuck with the cost for preparing the Estoppel and any liabilities arising thereof for the benefit of the seller.
- HOA Documents (Declaration and Bylaws) must be amended every 30 year to avoid legal liabilities

## **POOL HOUSE BULLETIN BOARD POSTING:**

Sachs Sentinel – Updated Vaccine Information, Covid-19 and Flu

Schedule a jab at CVS, or Walgreens, or Publix

Journal – Florida Community Association