

DBPR OFFICE OF THE CONDOMINIUM OMBUDSMAN DUTIES – S. 718.5012, F.S.



Act as a neutral resource and liaison

The Ombudsman acts as a neutral resource and liaison between all affected parties and CTMH in regard to rights and responsibilities of unit owners, associations and board members.



Provide resources and assistance

The Ombudsman assists condominium unit owners, directors, association managers and other affected parties by providing resources in order to understand respective rights and responsibilities and to carry out their powers and duties.



Facilitate communication

The Ombudsman encourages and facilitates voluntary meetings in order to resolve disputes between all affected parties with respect to financial matters, elections and access to records.



Make informed recommendations

The Ombudsman makes recommendations to CTMH for changes in rules and procedures for the filing, investigation and resolution of complaints filed by unit owners, associations and managers.

DBPR ELECTION MONITOR PROGRAM

The Office of the Ombudsman oversees the Election Monitor Program, where 15% of the total voting interests or six unit owners, whichever is greater, may petition to appoint an election monitor to attend the annual meeting of the unit owners and conduct the election of directors.

- Instructions on how to petition for appointment of an election monitor, as well as the appropriate petition form, are available under Forms at bit.ly/CondoOmbudsman.
- Petitions can be emailed to ElectionMonitorPetition@MyFloridaLicense.com or dropped off / mailed to:
1400 W. Commercial Blvd.
Suite 185
Fort Lauderdale, FL 33309
- Petitions must be received no less than 14 days prior to the annual meeting and election.

Units	Monitor's Fee
0-25	\$250
26-50	\$325
51-99	\$400
100-150	\$3 per unit, plus \$150
150+	\$2.50 per unit, plus \$125

The election monitor fee schedule does not include travel costs of \$1 per mile over 20 miles. There are no travel costs for one-way travel under 20 miles.