

**Executive Summary**  
**REGULATORY COUNCIL FOR**  
**COMMUNITY ASSOCIATION MANAGERS**  
Department of Business and Professional Regulation  
Florida Mall Hotel, 1500 Sand Lake Road,  
Orlando, Florida 32822  
Friday, October 8, 2004, 1:30 p.m.

**Board Members Present**

Reginald Billups, Chair  
Chris Brown, Vice Chair  
Steve Czonstka  
Edith Yates  
Debra Glass

**Board Member Excuse Absence**

Marilyn Battista

**Staff Present**

Julie Malone Garofalo, Executive Director, DBPR  
Barbara Edwards, Assistant Attorney General, Board Counsel  
Donna L. Salters, Government Analyst, DBPR

**Interested Parties Present**

David L. Richards	Jim Stewart
Cheryl Hoste	Fred Gray
Swan Denger	Michael Richter
Jim Greer	Bill Carter
Greg Todd	Harry Charles
Molly Foley-Healy	Dennis DeTunno
Dawn Bauman	Carol Sappington

**Major Issues**

Chairman Billups called the meeting to order at 1:35 p.m. There was a roll call and a quorum was established.

A motion was offered to accept the minutes from the July 16, 2004 meeting by Mr. Czonstka. The motion was seconded by Debra Glass and passed unanimously.

**Chairman's Report**

- Mr. Billups reported on the projected CAM operating account, expenses and changes in net assets for the years ending June 30, 2001 through 2009. The projections were based on renewals at a 3% increase with the newly licensed CAMs at a 3% increase and a 2% expense increase.
- Ms. Yates requested that the department provide the rationale for their projections and feels they were being overly optimistic.
- Mr. Billups addressed the vacancy positions on the Council and the expired terms of current members.

- Rule 61-20.0025, F.A.C. expired and a notice of withdrawal was filed. The new rule has been filed.
- There was a review of the unlicensed activity account statement from June 30, 2004 and 2003; and the operating account closeout June 30, 2004.
- Complaints and investigative statistics from July 2003 through June 2004 were reviewed.
- 300 letters were submitted as protest to Rule, 61-20.508, F.A.C. concerning the 12-hour classroom requirements for continuing education.
- There was a motion that there be no distinction made under Rule 61-20.508 between continuing education hours made by classroom and those obtained by correspondence. There was a discussion and the motion carried 3 to 2.

### **Old Business**

- There was a discussion on sponsoring legislation concerning increase of fees and the need for licensing management companies. Mr. Billups stated that some of the advocacy organizations would need to know where the Council stands concerning changing legislation so that they may prepare to build support for it.
- A motion was passed to move forward on legislation that will require management companies to be licensed. The legislation shall include fees that would cover the cost of applications, investigations and renewals. There will be a draft prepared by the next meeting.
- It was explained that the department will not lobby for legislation that is industry specific and gaining association sponsorship would be more beneficial to the profession.

### **New Business**

- Molley Foley Healey, Vice President of Government in Public Affairs and General Council for Community Association's Institute (CAI), and Travis Moore, Advocate for CAI representatives for the National Board of Certification of CAM (aka) as NBCCAM, addressed the Council concerning the Management Privatization Act which enables Councils, Boards, and Commissions to privatize.
- She indicated that the license and the regulatory power stays with the Council or Board. They suggested that it is time for the CAM Council to look at taking the preliminary step in developing a business case, beginning first with a needs assessment. Secondly, completing a feasibility study. Once the business case is finished it gives the Council an opportunity to look at performance standards of the Council, the outcome and the financial health. She stated that taking the preliminary does not obligate the Council or any other private entity to take any additional steps.
- Mr. Mike Martinez, Special Council to Secretary Carr, addressed the Council stating that the concept of de-regulation would be dispelled from the position of the department. He explained the Privatization Act was created to provide a uniform system of evaluation to allow Councils and Boards to make decisions about whether

privatization is the best for their profession. He explained that there would be no retribution against a board for researching privatization. He explained that it is a common assumption that when a board is privatized it automatically is less costly; however, in some cases costs have increased. The Council shared concern regarding costs, however Mr. Martinez will provide information on what the process is and what the costs would be from the department.

### **Public Comments**

- Dennis DeTinne addressed the Council asking that if the Council is to move forward with the study for privatization, the Coalition of Community Association Managers Organization wants to be a part of that study.
- Mr. David Richards commented that there is a business entity registration form that should be completed by individuals and businesses offering CAM management services; and in regards to continuing education, persons taking correspondence courses submit attest statements which should assist in preventing perjury or fraud.

### **Next Meeting**

The next meeting is scheduled for January 21, 2005, 10:30 a.m. in Tallahassee.

The meeting was adjourned at 3:15 p.m.