

COMPLETELY REVISED AND UPDATED

*A Practical  
Guide  
for  
Officers, Owners,  
Realtors, Attorneys,  
and Directors  
of  
Florida  
Condominiums*

**9th Edition**

Peter M. Dunbar, Esq.

# Condominium Concept

# **The Condominium Concept A Practical Guide For Officers Owners And Directors Of Florida Condominiums**

**JA Banks**



## **The Condominium Concept A Practical Guide For Officers Owners And Directors Of Florida Condominiums:**

*The Condominium Concept* Peter M Dunbar, 2024-06-03 The purpose of *The Condominium Concept* is to provide a practical guide for officers and board members of residential condominiums. It is not designed as a legal treatise for lawyers. The manual will however refer frequently to provisions of the law helping its user understand the requirements that the law imposes on the operation of condominiums in Florida. Those familiar with prior editions of *The Condominium Concept* will find new references to the law presented in the footnotes of this edition and the references include key decisions from Florida courts. Condominiums are creatures of statute. The Florida Condominium Act governs their creation and their ongoing activities. The Act also addresses the rights of unit owners and the responsibilities of those who govern the condominium on their behalf. This edition of the Concept includes the changes to the Florida Statutes through the 2023 legislative session. There are forms and sample documents to help association officials comply with the procedural requirements regulating their duties. There is a shorthand guide to the rules of parliamentary procedure and forms to assist in conducting association meetings. Finally, there are frequent references to sections and paragraphs of the Florida Statutes F.S. and the Florida Administrative Code F.A.C. to give foundation to the commentary and to direct the reader to other source material if there is need for more information.

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homeowners rights and obligations and explains the complexities of living in a community association It explains how associations operate collect money hold meetings and elections and how residents can serve effectively as board members or volunteers With humor and a conversational writing style the authors explain the pros and cons of those unique new neighborhoods where ownership is shared *Private Neighborhoods and the Transformation of Local Government* Robert Henry Nelson,2005 From 1980 to 2000 half the new housing in the United States was built in a development project governed by a neighborhood association More than 50 million Americans now live in these associations In *Private Neighborhoods and the Transformation of Local Government* Robert Nelson reviews the history of neighborhood associations explains their recent explosive growth and speculates on their future role in American society Unlike many previous studies Nelson takes on the whole a positive view Neighborhood associations are providing the neighborhood environment controls desired by the residents high quality common services and a stronger sense of neighborhood community Identifying significant operating problems Nelson proposes new options for improving the future governance of neighborhood associations *The Condominium Concept* Peter M. Dunbar,1994-06-01 **Make Money with Condominiums and Townhouses** Gary W. Eldred,2004-04-28 In the Make Money series renowned real estate investor and bestselling author Gary W Eldred shows you how to profit from the safest most reliable wealth builder in the world real estate With coverage of all the fundamentals from finding the right property to financing and managing them Eldred shows you the ropes so you don't have to learn important lessons the hard way Unlike general guides to investing in real estate each title in the Make Money series gives you the specialized expertise necessary to fully profit from a select investment strategy Make Money with Condominiums and Townhouses shows homebuyers and investors how to travel the road to real estate wealth often with little or nothing down As an affordable investment vehicle condominiums and townhouses offer numerous advantages over other types of rental property they require relatively little day to day management they tend to attract more desirable tenants than other rental properties and they offer low risk and high returns Full of time tested techniques and proven money making strategies Make Money with Condominiums and Townhouses will show you how to Relax while you put your money to work Find properties with high rates of appreciation Evaluate homeowner association finances Choose profitable locations Understand the changing demographics that may affect your investment Finance your properties with little or no money down Achieve positive cash flow quickly Build up equity Understand by laws disclosure statements and management contracts *Bowker's Law Books and Serials in Print* ,1995 *Real Estate Law Locator* ,1988 **American Book Publishing Record** ,2003 **Searching the Law, the States** Francis R. Doyle,1989 *National Legal Bibliography* ,1987

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