

OWNER REQUEST FOR RECORDS

In the 2010 Florida legislation, changes were made affecting Homeowner Associations. One section of Chapter 2010-174, which became effective on 7/1/10, concerns owner requests for association records.

The following is a summary of the changes:

"An owner requesting to inspect association records must now be made by certified mail, return receipt requested. If an association does not have a copy machine available where the records are kept or if more than 25 pages are requested, the association can have the copies made by an outside vendor or the management company and charge the actual cost of copying, including any reasonable costs involving personnel fees or employee time, to cover the administrative costs."

This statute always allowed the association to impose fees to cover the costs of providing copies of the official records, including, without limitation, the costs of copying and to charge up to 50 cents per page for copies made on the association's photocopier.

In keeping with this law, Marsh Landing Community Association at Estero, Inc. has adopted this policy:

In compliance with Florida Statutes (720.303) Marsh Landing Community Association at Estero, Inc. official records are available to members of the Association or their authorized representatives according to the following procedure:

- *The request must be in writing.*
- *Records may be inspected in person at the Clubhouse Office during regular office hours.
The staff will make available the requested information within 10 business days of the request.*
- *Photocopies, if requested, will be provided at a cost of 50 cents per page. If more than 25 pages are necessary, the Manager may have them professionally copied at the expense of the Association member, paid in advance.*