



# A High-Level Orientation Guide

*Prepared as an educational resource for Florida community associations and their advisors.*

## How to Use This Guide

This one-page guide is designed to help boards **orient themselves** when facing funding decisions related to building repairs, inspections, or reserve requirements.

It does not recommend a specific approach. Instead, it outlines the **common paths boards typically evaluate**, depending on their circumstances.

## START HERE

### What Is Driving the Funding Need?

Boards typically encounter funding discussions due to one or more of the following:

- **Milestone Inspection Findings**
- **Insurance Requirements or Coverage Changes**
- **Deferred Maintenance or Capital Repairs**
- **Reserve Compliance (including HB 913 requirements)**

*(Once the driver is identified, boards typically assess internal capacity before exploring external options.)*

## NEXT CONSIDERATIONS

### Are Existing Reserves Sufficient?

- Do current reserves cover the scope and timing of required work?
- Would using reserves leave the association underfunded for future needs?

### Can the Work Be Phased?

- Can repairs be sequenced over time without compromising safety or compliance?
- Does phasing align with engineering recommendations and insurance expectations?

### Are There Timing Constraints?

- Are there statutory, insurance, or safety-driven deadlines?
- How much flexibility exists in scheduling work and funding?

# COMMON FUNDING PATHS BOARDS EVALUATE

Based on the answers above, boards typically consider one or more of the following approaches:

## Regular Assessments

- Funded through the annual budget
- Spread over time
- Least disruptive administratively

## Special Assessments

- One-time or short-term assessments
- May create owner hardship depending on demographics
- Often used when timelines are compressed

## Loans

- Spreads cost over time
- Preserves owner liquidity
- Requires careful alignment with governance and compliance requirements

## Hybrid Approaches

- Combination of reserves, assessments, and financing
- Often used to balance timing, affordability, and long-term planning

# IMPORTANT GOVERNANCE NOTE

**Anything other than regular assessments may require a majority vote of all unit owners.**

Boards should always confirm voting, notice, and approval requirements with legal counsel before proceeding.

# PLANNING PERSPECTIVE

No single funding path is inherently “right” or “wrong.”

The most effective boards focus on:

- Understanding available options
- Sequencing decisions thoughtfully
- Aligning funding choices with owner demographics
- Coordinating legal, engineering, and financial guidance

Early orientation helps boards ask better questions — and make decisions with greater confidence.