



# What Happens After the Milestone Inspection?

## A Planning Guide for Florida Condo & HOA Boards

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

### Purpose of This Guide

Milestone inspections are designed to promote long-term building safety and structural integrity. However, once an inspection report is delivered, many boards are left asking the same question:

#### “What do we do next?”

This guide is intended to help condominium and homeowners’ association boards, CAMs, and professional advisors understand the **planning process that typically follows a milestone inspection** — without advocating for any specific construction approach or financing product.

#### **This guide is intended for:**

- Condo & HOA board members
- Community Association Managers (CAMs)
- Professional advisors supporting Florida associations

This guide explains the planning process following a milestone inspection. It does not provide construction advice, legal guidance, or financing product recommendations.

# What the Milestone Inspection Triggers

A milestone inspection is more than a technical evaluation — it often initiates a **series of planning and governance considerations** for an association.

Once the inspection report is delivered, boards typically begin addressing:

- Confirmation of structural findings and recommended repairs
- Review of reserve funding adequacy in light of identified needs
- Evaluation of timing requirements tied to statutory compliance
- Communication planning with owners and stakeholders

While timelines may vary depending on building characteristics and jurisdiction, milestone inspections generally require boards to move from **information gathering to decision planning** within a defined period. This transition can feel abrupt, particularly for associations that have not recently undertaken major capital projects.

The key takeaway at this stage is that **the inspection itself does not dictate a single outcome** — it initiates a planning process.

# Common Challenges Boards Face

Following a milestone inspection, many boards encounter similar challenges regardless of building size or location. These challenges are often structural, financial, or procedural — not managerial.

Common issues include:

## **Underfunded Reserves**

Many associations discover that existing reserves were not designed to address the scope or timing of newly identified repairs.

## **Insurance Hurdles**

Insurance carriers may respond to inspection findings by adjusting coverage terms, increasing premiums, or requiring remediation before renewal.

## **Deferred Maintenance**

Inspection findings often reflect years of postponed repairs, compounding the cost and urgency of corrective work.

## **Non-Warrantable Status**

Associations facing structural or financial challenges may experience limitations on traditional lending or refinancing options, affecting owners' ability to sell or refinance individual units.

These conditions can narrow perceived options and increase pressure on boards — particularly when owners have varying financial capacities or expectations.

# The Decision Path (High-Level)

While every association's situation is unique, boards typically move through a **similar decision path** after a milestone inspection.

This path often includes:

## 1. Repair Scope Confirmation

- Clarifying which recommendations are mandatory versus advisory
- Coordinating with engineers and contractors for clarity

## 2. Funding Discussions

- Reviewing available reserves
- Considering assessment strategies
- Exploring whether additional funding mechanisms may be required

## 3. Timing vs. Urgency

- Distinguishing between immediate safety concerns and longer-term repairs
- Sequencing work to balance compliance, cost, and disruption

## 4. Compliance Sequencing

- Aligning repair decisions with statutory, insurance, and governance requirements
- Ensuring board actions follow proper voting and disclosure procedures
- Many associations benefit from mapping these steps early, even before final repair scopes or funding decisions are made.

At this stage, **clarity is more valuable than speed**. Boards benefit from understanding how decisions interrelate rather than treating each issue in isolation.

# Planning Without Panic

Milestone inspections often introduce urgency — but **rushed decisions can create long-term complications.**

Common risks of moving too quickly include:

- Locking into unfavorable funding structures
- Misaligning repair sequencing with cash flow
- Creating owner confusion or resistance
- Increasing legal or governance exposure

Conversely, early and thoughtful planning allows boards to:

- Compare multiple scenarios
- Communicate more effectively with owners
- Coordinate professionals efficiently
- Reduce stress on volunteers and managers

Effective boards approach this phase as a **planning exercise**, not an emergency response — even when timelines are firm.

## Closing Perspective

Milestone inspections are designed to protect communities, not overwhelm them. Associations that navigate this process most successfully tend to focus on:

- Understanding their options
- Sequencing decisions carefully
- Engaging the right professional support
- Communicating clearly and consistently

No two associations will follow the exact same path — but a structured planning approach helps ensure decisions are made with confidence rather than pressure.

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