

The Condominium Ombudsman & Elections Overview

The DBPR Division of Condominiums, Timeshares, and Mobile Homes' Education Section

February 19, 2025



dbpr

DIVISION OF
condominiums, timeshares
& mobile homes

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The Florida Education Initiative

A partnership between the Division of Condominiums, Timeshares, and Mobile Homes' Education Section, and the Condominium and Planned Development Committee of the Real Property, Probate and Trust Law Section of The Florida Bar.

HOST



Leslie-ann Downer
CTMH Education
Supervisor

TODAY'S PRESENTATION FEATURES GUEST SPEAKERS:



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Kistemaker Business
Law Group



Allison L. Hertz, Esq.
Becker



Ryan Schiff
Condominium Ombudsman

Disclaimer

This presentation, broadcast on Wednesday, **February 19, 2025**, will contain comments and viewpoints from attorneys. The information contained in this webinar is for informational purposes only; and is not legal advice or a substitute for legal counsel.

The information contained in this webinar may not reflect the most current legal developments; accordingly, information in this webinar is not promised or guaranteed to be correct or complete and should not be relied upon as such. As legal advice must be tailored to the specific circumstances of each case, nothing provided on this webinar should be used as a substitute for advice of competent counsel. The materials on this webinar do not constitute legal advice.



The Division's Jurisdiction

In residential condominiums, the Division can review the following allegations:



Procedures & records related to financial issues



Elections, including voting requirements and recall of board members



Records access and maintenance of records



Procedural completion of Structural Integrity Reserve Studies (SIRS)



NEW! The procedural aspects of meetings



NEW! Disclosure of conflicts of interest



NEW! Removal of board director or officer



NEW! Any written inquiries by unit owners to the association

Section I

New Chief Ombudsman

Role of the Condominium Ombudsman

Election Monitor Process

New Chief Ombudsman



Ryan Schiff

Ombudsman@myfloridalicense.com

PHONE: 954.202.3234



Role of the Condominium Ombudsman



Act as a Neutral Resource



Provide Resources & Assistance



Facilitate Communication



Make Recommendations





Association Elections



The board of directors for condominium associations must be elected by the process prescribed in Chapter 718, Florida Statutes, and Rule 61B-23.0021



Unit owners who desire additional assurance of election integrity may contact our office to petition for the appointment of an election monitor



All costs associated with the election monitoring process are paid by the Association



NEW! The Association may conduct elections through a special Internet-based online voting system

Election Monitor Program

- Petition for Appointment of Election Monitor form and instructions available online at: <https://www2.myfloridalicense.com/condos-timeshares-mobile-homes>.
- Fifteen percent (15%) of the total voting interests, or six (6) unit owners, whichever is greater, may petition the ombudsman to appoint an election monitor to attend the annual meeting of the unit owners and conduct the election of directors
- It is recommended that petition is received no less than fourteen (14) days prior to the annual meeting and election so that adequate coverage of a monitor can be given
- Along with this, a copy of the first notice of election, and qualified voter list of unit owners must be filed with our office
- Petition for an Election Monitor
 - Can be dropped off or mailed to 1400 W. Commercial Blvd., #185-J, Ft. Lauderdale, FL 33309
 - Emailed to ElectionMonitorPetition@myfloridalicense.com



Election Monitor Fee Schedule

UNITS	MONITOR'S FEE
0-25	\$250.00
26-50	\$325.00
51-99	\$400.00
100-150	\$3.00 per unit, plus \$150.00
150+	\$2.50 per unit, plus \$125.00

* PLUS Travel costs of \$1.00 per mile over 20 miles. No travel costs under 20 miles (one way)

Section II

Conducting an Election After the Polls Close

Conducting an Election

Requirements



Must have additional blank ballots, inner and outer envelopes available at the election



A quorum is not requirement, however, at least 20% of the eligible voters must cast ballots in order for the election to be valid



Calculated when the outer envelopes are verified against a list of qualified voters



Highest plurality wins



Counting Votes



Anyone can participate in the verification and counting process, **EXCEPT:**



Current Board
Members and
Their Spouses

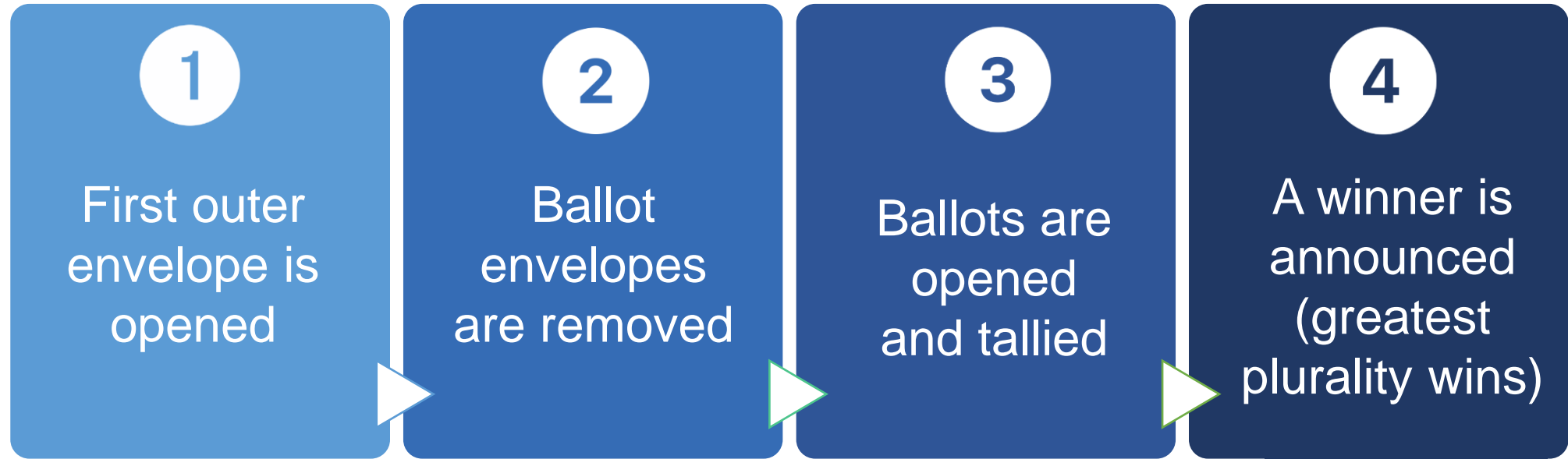


Current Officers
and Their
Spouses



Current
Candidates and
Their Spouses

After the Polls Close





Challenging the Election

Any challenge to the election process must be commenced within 60 days after the election results are announced.





Question & Answer Session



Community Associations Institute

Connect to Your Local CAI Chapters

Central Florida Chapter

Reini Marsh
CAICF.org

Gold Coast Chapter

Garry Porter
CAI-GoldCoast.org

North Gulf Coast Chapter

Kate McDougall-Mason
MyCAI.org

Southeast Florida Chapter

Jill Proietti
CAI-SEFlorida.org

South Gulf Coast Chapter

Sandra Christ
SouthGulfCoastChapterCAI.com

Suncoast Chapter

Laura Hagan
SuncoastCAI.com

West Florida Chapter

Karin Mayfield
CAIWestFlorida.org



Helpful CTMH Information & Resources

condos.myfloridalicense.com

Learn More
About Board Member
Registration



Visit the Division of
Condominiums,
Timeshares and Mobile
Homes' (CTMH)
webpage

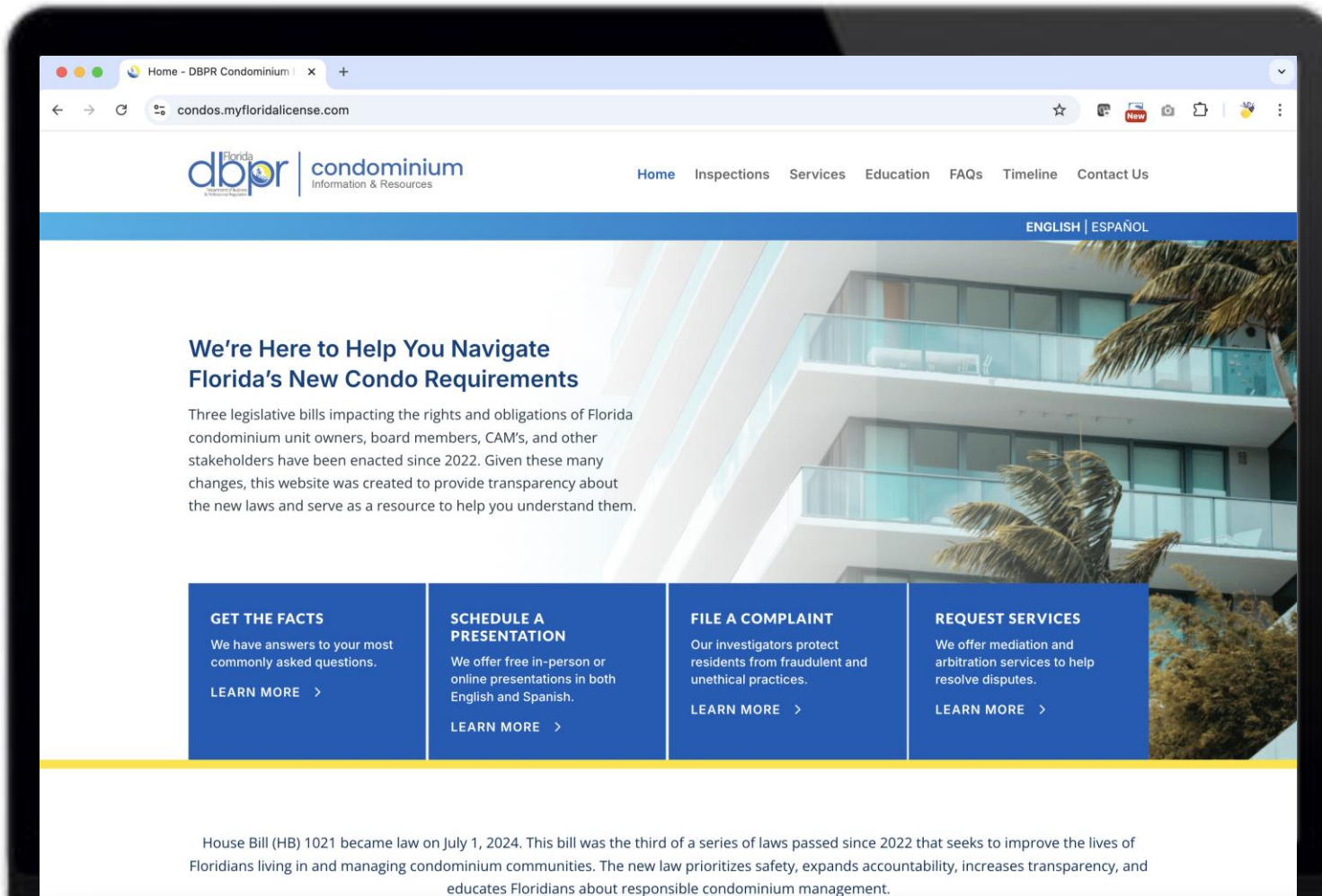


View the CTMH
Educational
Opportunities and
Events Calendar





Helpful CMTH Information & Resources



For more information about Florida's condominium requirements in additional education opportunities, FAQs, our services and more, visit: [Condos.MyFloridaLicense.com](https://condos.myfloridalicense.com)



To verify a license or file a complaint, visit: [MyFloridaLicense.com](https://myfloridalicense.com)

