

Welcome!



Hope everyone has settled into the New Year by now. Lots going on in the community association management field right

now. We are in the midst of the legislative session, with several bills circulating that affect community associations. Check out our CALL website at www.callbp.com to stay up to date on the status of proposed law working their way through the legislative process. There's even a link where you can even watch live streams of House and Senate hearings (if you are really bored!)

I would also like to direct you to one of our newest blogs, [CondoMundoUSA](http://www.CondoMundoUSA.com). CondoMundoUSA is an interactive online resource tailored for Hispanic board members and residents of Condos, HOAs, Cooperatives and other shared-ownership communities, as well as for Spanish-speaking property managers and developers. To stay current on trends and developments in association living, follow the blog (www.CondoMundoUSA.com). We are very excited about this blog tailored to our Spanish speaking owners, residents and managers! Check it out!

Until next time,

Howard J. Perl
Shareholder

Discrimination Against Children – No Playing with HUD and Department of Justice!



Does your association have rules against children playing in common areas? In the hallways, driveways, parking areas, etc.? Rules providing that children must be accompanied by an adult at the pool? In the spa, gym, etc.? If so, you should consult with your Association attorney before attempting to

enforce such rules. The Department of Justice just last week settled a Minnesota lawsuit regarding these issues, and the ruling was not in favor of the Association.

The lawsuit alleged that Greenbrier Village Homeowners Association, Inc. ("Greenbrier") (a condominium) and its management company unlawfully discriminated against residents with children by issuing and enforcing rules regarding the use of common areas at the Condominiums of Greenbrier Village. According to the settlement agreement and documents filed in court, Greenbrier and its management company allegedly engaged in a pattern of discrimination by creating and enforcing rules in a manner that prevented children from equal enjoyment of common areas and making statements that indicated a preference against families with children. The United States alleged that the defendants required children to be supervised at all times when in a common area, prohibited or unreasonably restricted children from using the common areas and selectively enforced the common area rules by issuing warnings and violation notices to residents with children, but not to adult residents engaging in the same activities.

According to the settlement agreement, at least six families suffered as a result of Greenbrier and Gassen's alleged discrimination. Greenbrier agreed to a financial settlement with each of the families, totaling \$100,000. Greenbrier will also adopt and implement a new anti-discrimination policy, its board members and staff will undergo training on the Fair Housing Act, with a specific emphasis on discrimination on the basis of familial status, and Greenbrier will pay a civil penalty to the United States.

You can read the entire press release from The United States Department of Justice website at <http://www.justice.gov/opa/pr/greenbrier-village-settles-lawsuit-alleging-unlawful-discrimination-against-families-children>

These types of complaints have become more frequent as more owners are residing in community associations across the country. Your associations should consult with its attorney to discuss preparing amendments and/or rules and regulations that will not run afoul of HUD and Department of Justice guidelines.

GET THE FREE APP!



We would like to introduce you to the Becker & Poliakoff App to help make running your association a little bit smoother. This FREE App provides you with a wealth of knowledge from the Firm's community association practice group, including a Frequently Asked Questions section where you can view Ken Direktor's responses to common association questions, searchable Florida statutes, and a handy tool which allows you to easily create meeting minutes.

Download the New
Becker & Poliakoff
Mobile App!



This Month's Tip...

Check with the association's CPA or accountant to make sure the association's required year-end financial statement will be available as required by Statute.

Upcoming Classes and Events

We have classes that take place around the State. Class times vary. Seating is limited so registration is required. Register now online by clicking the tiles below:

[Board Member Certification for CONDOS ONLY](#)

April 1, 2015, West Palm Beach

[Board Member Certification for CONDOS Only](#)

April 7, 2015, Ft. Myers

[You Have Questions? We've Got Answers!](#)

April 8, 2015, Ft. Lauderdale

[2015 Legal Update](#)

April 13, 2015, Ft. Lauderdale

[Board Member Certification for HOAs ONLY](#)

April 15, 2015, West Palm Beach

[Aggressive Association 201 - Building on the Foundation with Tips and Hints on Both Collections & Mortgage Foreclosure Defense](#)

April 17, 2015, Altamonte Springs

[Board Member Certification](#)

April 22, 2015, West Palm Beach

[You Have Questions? We've Got Answers!](#)

April 23, 2015, Miramar

[Board Member Certification for CONDOS ONLY](#)

April 27, 2015, Ft. Walton Beach

[Board Certification Course for Condo/HOA/Co-op](#)

April 28, 2015, Ft. Lauderdale

Classes may be subject to change.

Complete and updated information and registration for the above as well as all of our over 25 FREE courses can be found at <http://www.bplegal.com/events>.

ALL COURSES ARE FREE.
LIGHT REFRESHMENTS ARE SERVED.
MOST COURSES QUALIFY FOR MANAGER CEUs.