

## Welcome! "HAM" Radio Legislation



It's August and it's HOT! Just got back from the 75th Annual Sturgis Motorcycle rally in Sturgis, South Dakota. Over 900,000, and perhaps up to 1 million folks (and their motorcycles, of course) attended.

My wife Madeleine and I stayed in Deadwood, SD, visited Devil's Tower, Yellowstone, Mount Rushmore, Crazy Horse memorial and enjoyed some unbelievable motorcycle riding. For those of you who live out west or have visited the area, you know what I am talking about when I say it is some of the most beautiful scenery in this wonderful country of ours. Yellowstone alone is incredible. If you have never been out that way, it is a definite bucket list item!

I am happy to announce that our [CALL 2015 Legislative Guidebook](#) is now available and it was worth the wait. Please [click here](#) to download your free copy.

As this issue is going to print, Tropical Storm Erika is rolling towards us. Keep an eye on this storm as it could reach our shores early next week as a hurricane. It has been a decade since we've really been hit so hopefully you all have your emergency plans in place and, if you are in the midst of a renovation or other construction project, you are working to secure your site. For those of you who have not managed a community which has suffered a casualty event please know that the insurance company's insurance adjuster is NOT your ally when making a claim. B&P retainer clients are entitled to a post-storm visit by your assigned association attorney as well as our insurance attorney. Please make sure to put US on your immediate call list in the aftermath of a storm. Until next time...

**Howard J. Perl**  
Shareholder

The U.S. Congress in Washington D.C. is considering new "HAM radio" legislation that will pre-empt community association covenants and restrictions governing amateur radio towers and antennas. The House bill is H.R. 1301 and the Senate bill is S. 1685. This legislation is of concern because it would prohibit associations from requiring prior approval for antennas and radio towers and would prohibit associations from applying architectural guidelines with respect to the antennas and radio towers. The House bill currently has 96 co-sponsors, including Florida Representatives Corrine Brown, Jeff Miller, Thomas Rooney, and Daniel Webster.

**Please contact your Senators and House Member and ask them to oppose H.R. 1301 (in the House) and S. 1685 (in the Senate).**

**Senator Bill Nelson:** <https://www.billnelson.senate.gov/contact-bill>

**Senator Marco Rubio:** <http://www.rubio.senate.gov/public/index.cfm/contact>

To find out how to email your House representative, click here: <http://www.house.gov/representatives/find/>

## Tax Abatement Program

Your association and members have likely been receiving their 2016 property tax TRIM Notices (TRIM-Truth In Millage Notice). The TRIM Notice provides the market, assessed and taxable values of the property.

**Are Your Association Members Paying Too Much in REAL PROPERTY TAXES?**

Lower Tax Bills For Your Owners Equals a Healthier Financial Picture For Your Association

Becker & Poliakoff's Tax Abatement Program allows your Board to file a Joint Petition to seek a reduction in real property taxes for your members.

- Our fee abatement attorney will appear before the County Value Adjustment Board on your community's behalf.
- The filing and preparation fee is only \$15 per unit.
- All other tax abatement services will be handled on a contingency basis with no further fees owed unless tax reduction is achieved.

**The Joint Petition must be filed no later than mid-September so the time to act is now if you want to see 2015 real property taxes reduced in your community.**

Attorney Marc Kleiner handles property tax valuation appeals for all types and sizes of communities throughout Florida.

For more information please contact Diane Schick at 954-987-7550 Ext. 13255 or via email at [lowertaxes@bplegal.com](mailto:lowertaxes@bplegal.com).

**BECKER & POLIAKOFF**

If you believe that your County Property Appraiser has set these values too high, there is a law that allows the Board of Directors of a condominium, cooperative, or a mobile home homeowners' association, to file a single "Joint Petition" on behalf of any association members who own parcels of property which are substantially similar. The association must provide the unit owners with notice of its intent to petition the value adjustment board (VAB), and owners have the right to "opt-out" of the petition. The Joint Petition allows the Board to seek a reduction in property taxes for its members.

The Joint Petition must be filed no later than mid-September so the time to act is now if you want to see 2015 real property taxes reduced in your community. If your association is interested in filing a Joint Petition, our Becker & Poliakoff Tax Abatement attorney, Marc Kleiner, is available to handle the Joint Petition and appear State-wide before the County VAB on your community's behalf. The filing and preparation fee is only \$15 per unit. All other tax abatement services will be handled on a contingency basis with no further fees owed unless tax reduction is achieved.

For more information, please contact Diane Schick at 954-987-7550, Ext. 13255 or via email at [lowertaxes@bplegal.com](mailto:lowertaxes@bplegal.com).

## 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...

As we enter the heart of hurricane season, make sure you are prepared for the storm – hurricane plans, gas, supplies, etc. If you plan for it, it won't come!

## Upcoming Classes and Events

### [Is A No Pet Building A Thing Of The Past](#)

September 2, 2015, Ft. Lauderdale

### [Everything You Wanted to Know about Being a Board Member... But Were Afraid to Ask!](#)

September 9, 2015, Miami

### [Board Member Certification for CONDOS ONLY](#)

September 11, 2015, Ft. Walton Beach

### [Everything You Wanted to Know about Being a Board Member... But Were Afraid to Ask!](#)

September 17, 2015, Miami

### [2015 Legal Update](#)

September 24, 2015, Ft. Lauderdale

### [Board Member Certification for HOAs ONLY](#)

September 25, 2015, Ft. Walton Beach

### [Board Member Certification for HOAs ONLY](#)

October 6, 2015, Stuart

### [Board Member Certification for CONDOS ONLY](#)

October 12, 2015, Ft. Walton Beach

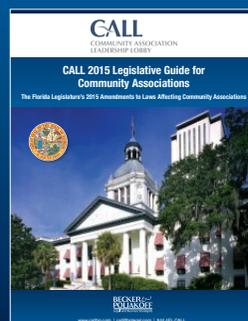
### **Classes may be subject to change.**

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.

## 2015 Florida Legislative Guide



CALL's 2015 Legislative Guide for Community Associations is now available. The guide includes a comprehensive summary of the laws that passed that directly impact community associations, including bills dealing with insurance and other miscellaneous bills of interest.

Download your FREE copy today!