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June 3, 2026

City of Doral  
8401 NW 53 Terrace  
Doral, FL 33166

**Re: Proposal to Provide Specialized Training on Florida Condominium, Homeowner Association, and Cooperative Laws**

Dear Sir or Madam:

This letter submits a proposal recommending specialized training for the City of Doral personnel on Florida condominium, homeowner association (HOA), and cooperative laws. Due to the City's high concentration of shared interest residential communities, law enforcement officers are increasingly involved in complex association related disputes, some of which include allegations of criminal conduct such as financial fraud, HOA board election fraud, denial of access to official records, and abuse of board authority.

Law enforcement personnel are frequently assigned cases in which criminal allegations intersect with civil statutory compliance and administrative regulations under Florida Statutes Chapters 718, 719, and 720. These investigations require the ability to evaluate governing documents, statutory obligations, and fiduciary duties to determine whether reported conduct warrants criminal investigation or falls within civil or regulatory jurisdiction.

Providing targeted education on Florida community association law will improve investigative decision-making, enhance the identification and handling of fraud-related offenses, reduce jurisdictional uncertainty, and clarify when law enforcement involvement is appropriate.

**Problem Statement**

Based on discussions with law enforcement personnel, it is evident that officers are increasingly required to respond to complaints arising from condominium, homeowner association, and cooperative residential communities. These matters often involve allegations of financial impropriety, board election irregularities, denial of access to official records, and enforcement actions taken by association boards. Effective handling of these matters requires officers and

investigators to assess whether reported conduct constitutes a criminal offense or falls within civil or regulatory jurisdiction.

Florida's statutory framework governing shared interest communities is highly specialized and distinct from general criminal law. Without targeted training on Florida Statutes Chapters 718, 719, and 720, officers and investigators must make decisions in legally complex environments where criminal, civil, and regulatory issues intersect, creating challenges in identifying criminal thresholds and determining appropriate law enforcement involvement.

### **Proposed Training Program**

The proposed training program is structured as a practical, law enforcement focused instructional initiative. Phase One consists of two foundational four-hour training sessions, with class sizes limited to four participants to maximize instructional effectiveness for complex and sensitive investigations. Two additional four-hour training sessions are recommended for Phase Two to address more advanced investigative topics.

**Training Session One** provides an overview of community associations in Florida, including how condominiums, HOAs, and cooperative associations are formed, governed, and regulated. Topics include governing documents, statutory hierarchy, board authority, owner rights, and an overview of Florida Statutes Chapters 718, 719, and 720.

**Training Session Two** focuses on official association records for law enforcement investigations, including identification and interpretation of financial and operational records, variations by association type, revenue-based reporting requirements, and identifying records necessary for investigative subpoenas while preserving evidentiary integrity.

### **Expected Outcomes**

Implementation of Phase One training is expected to improve investigative decision making, increase consistency in responses to association related complaints, enhance the ability to identify and request relevant records, improve coordination with prosecutors and regulatory agencies, and increase officer confidence when responding to complex association related matters.

### **Future Training Sessions**

Phase Two consists of two additional four-hour training sessions recommended for optimal program development. These sessions would build upon foundational knowledge and address advanced investigative topics, including fraud related investigations and an accountant led overview of financial record review.

### **Cost Considerations**

Phase One consists of two four-hour instructional sessions at a cost of \$600.00 per session, for a total of \$1,200.00. Costs are limited to instructional delivery and preparation. No specialized equipment or materials are required, and participants will receive a PowerPoint presentation containing all training materials.

Thank you for your consideration of this proposal. I would welcome the opportunity to discuss the program further or to tailor the training to departmental needs.

Respectfully submitted,

A handwritten signature in blue ink that reads "Tamara Reyes". The signature is written in a cursive style with a large, looping initial "T".

Tamara Reyes  
President  
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