



CITY OF DORAL COUNCIL MEETING MEMORANDUM MAYOR AND COUNCIL

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AND ADOPTING THE CONDOMINIUM OWNER ASSOCIATION AND HOMEOWNER ASSOCIATION FRAUD DETECTION PILOT PROGRAM; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

BRIEF HISTORY:

As reflected in the proposed resolution residents across our city continue to raise serious concerns related to their HOAs and COAs issues that directly impact affordability and quality of life.

At the same time, we have a responsibility to be clear: the City does not have legal authority under Florida law to regulate, audit, or oversee these associations. We cannot intervene in governance disputes, elections, or management decisions, and it is important that we do not create false expectations around our role.

However, where allegations rise to the level of potential fraud or criminal conduct, the City has historically addressed these matters through its Economic Crimes Bureau. That said, resources have been significantly stretched, and these cases often require specialized training and financial investigative expertise that go beyond traditional capacity.

This program builds on that foundation by providing dedicated focus, enhanced training, and specialized support to better identify, evaluate, and pursue these complex cases. It will also improve our ability to assist residents in accessing critical information that may not otherwise be available to them, as law enforcement when supported by sufficient evidence can pursue subpoenas and other lawful investigative tools necessary to develop a case.

This pilot program is designed to address that gap. It creates a structured process to:

- Evaluate whether complaints constitute legitimate fraud;
- Provide residents with a credible pathway to present evidence; and
- Advance only those cases that may support investigation and potential prosecution.

This is not a solution to HOA disputes it is a tool to identify and pursue actual fraud and abuse. From a fiscal and operational standpoint, we are proceeding responsibly. We do not yet know the scope of demand, the level of resources required, or whether this will require ongoing external expertise or internal staffing. For that reason, this is proposed as a one-year pilot program, during which the City will absorb costs while collecting the data necessary to make an informed long-term decision.

At the conclusion of the pilot, we will evaluate:

- Utilization and effectiveness;
- Cost and staffing needs; and
- Whether a sustainable funding model, including potential cost recovery or fees, is appropriate.

This approach allows us to provide a real, actionable solution without overcommitting resources or overpromising outcomes.

Moreover, this initiative underscores a broader issue we continue to face:

Local governments are the closest to the people and often being asked to do more, respond to more, solve more, and serve more while simultaneously facing constraints on revenue and authority.

This is a clear example of how policy decisions at the state level fail to fully recognize the role municipalities play in delivering real, tangible quality of life improvements directly for residents. And yet, as we have consistently demonstrated in Doral we do not step back from challenges. We step forward.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

FISCAL IMPACT STATEMENT:

The proposed item has a fiscal impact on revenues and/or expenditures in the amount of:

- \$50,000.00 or less
- \$50,000.00 or more

RECOMMENDATION:

This program is about accountability, clarity, and responsible leadership. I respectfully ask for your support.

ATTACHMENT(S):

- A. Memorandum
- B. Resolution
- C. Policy