

CITY OF HIALEAH



OFFICE OF THE MAYOR EXECUTIVE ORDER NO. 2026-07

(MAYOR'S CONDOMINIUM AND HOMEOWNERS ASSOCIATION ADVISORY TASK FORCE – “CHAT”)

WHEREAS, Section 2.01 of the City of Hialeah Charter provides that the Mayor is vested with the authority and duty to exercise the executive powers of the City and to present recommendations to the City Council concerning the needs and requirements of the municipal government; and

WHEREAS, the City of Hialeah is home to a significant number of condominiums and homeowners' associations that are responsible for maintaining its common areas, enforcing community standards, and providing shared amenities that enhance residents' quality of life; and

WHEREAS, residents living in condominiums and homeowners' associations in the City of Hialeah frequently experience concerns related to governance, maintenance, financial transparency, safety, and compliance with applicable laws; and

WHEREAS, the City of Hialeah recognizes the importance of supporting residents and associations through education, coordination, and access to resources that promote responsible management and community relations; and

WHEREAS, improved communication and collaboration between the City, residents, and condominium and homeowners' associations can help identify systemic issues, strengthen neighborhoods, and enhance quality of life; and

WHEREAS, as Mayor of the City of Hialeah, I have a solemn responsibility not only to lead, but to listen, and the establishment of a Condominium and Homeowners Association Advisory Task Force (CHAT) ensures that voices of residents are heard and CHAT provides recommendations to the City Administration concerning condominium and homeowners' association matters within the City; and

NOW, THEREFORE, I, MAYOR BRYAN CALVO, as Mayor of the City of Hialeah, Florida, pursuant to the authority vested in me by the City Charter and applicable law, do hereby promulgate the following Executive Order, effective immediately:

Section 1.

The foregoing facts and recitations contained in the preamble to this Executive Order are hereby adopted and incorporated by reference as if fully set forth herein.

Section 2. Purpose.

The Mayor's Condominium & Homeowners Association Task Force (CHAT) is hereby created to assist the City of Hialeah Mayor and City of Hialeah Departments and Divisions in reviewing issues affecting condominium and homeowners' association communities within the City of Hialeah and to provide findings, data, and recommendations to the Mayor.

Section 3. Definitions.

For purposes of this Order:

- a) "Condominium" means that form of ownership of real property created pursuant to Chapter 718 of Florida State Statutes, as amended, which is comprised entirely of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements.
- b) "Homeowners' Association" means a Florida corporation responsible for the operation of a community or a mobile home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination thereof, and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel. The term "homeowners' association" does not include a community development district or other similar special taxing district created pursuant to Florida state law.
- c) "Resident Concerns" means complaints, patterns, or systemic issues reported by residents related to association governance, maintenance, safety, or compliance.

Section 4. Review and Coordination.

Within thirty (30) days of execution of this Order, the Mayor's Office, in coordination with appropriate City of Hialeah departments, shall establish a review of existing resident concerns raised by Hialeah residents of condominium or homeowners' associations and establish a framework to identify recurring condominium and homeowners' association issues and provide a list of prioritized areas for CHAT's review.

Section 5. Membership.

CHAT shall be comprised of City of Hialeah employees and community representatives, as selected by the Mayor of the City of Hialeah. Such members may include, but are not limited to:

- a) The Mayor's Chief of Staff or designee
- b) The City Attorney or designee

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- c) Representatives from City of Hialeah Buildings Department, Hialeah Code Enforcement, Hialeah Police Department, and Hialeah Housing and Community Services Department

Members of CHAT shall meet and submit quarterly reports to the Mayor summarizing:

- a) Number and type of resident concerns and issues reviewed
- b) Recurring or systemic concerns identified
- c) Recommendations for policy, education, or coordination improvements
- d) Community outreach or engagement efforts

Section 6. Intake and Referrals.

Matters reviewed by CHAT may originate from resident input, City department referrals, public records, community meetings, or other verified sources of information.

Section 7. Term.

The Task Force term shall commence upon execution of this Order and shall sunset one (1) year after that date, unless dissolved earlier by the Mayor.

Section 8. Chair.

The Chair of CHAT shall be appointed by the Mayor.

Section 9. Meetings.

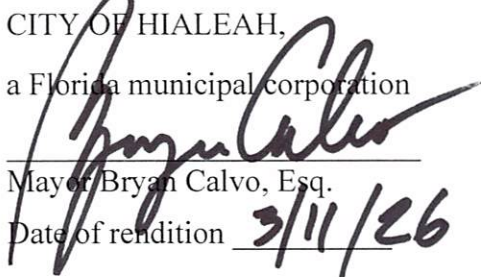
CHAT shall hold regular and special meetings at such times as may be appropriate at City Hall or at another municipal facility deemed fit by the task force within the City.

Section 10. Compliance.

CHAT shall be governed by and abide by any and all legislation enacted by the Mayor and City Council, administrative policies, including but not limited to, the provisions of the City Charter and Code, and all relevant Florida Statutes, including Chapter 119 (“Public Records”).

Section 11. Effective Date.

This Executive Order shall take effect immediately and shall remain in effect for one (1) year from the date of issuance, unless dissolved earlier.

CITY OF HIALEAH,
a Florida municipal corporation

Mayor Bryan Calvo, Esq.
Date of rendition 3/11/26

ATTEST:

Marbelys Fatjo, Esq., C.M.C., City Clerk