11) Recently, the Board of Directors approved a resolution which provides for the collection of a security deposit of $200 **per applicant**, for new tenants at Spanish Oaks. This resolution requires that if you rent your apartment to three students, as opposed to a related family, that $600 be deposited with the Association, even though the number of occupants may be the same.

Common, prevailing market terms generally require of a new tenant: first and last month's rent, plus a security deposit on the interior of a rental property, typically equal to one month's rent. For example, an apartment which rents for $600/mo. would typically require move in capital of $1800. Under the terms of Spanish Oaks new resolution, the very same rental, if let to three roommates, would require move in capital of $2400.

The stated intended purpose for the adoption of the resolution is to provide funds from which to recover damages which might be incurred among the common elements and facilities. The reality is that it was adopted by the Board to coerce owners to select "better" tenants. There is no compelling evidence that the Association has any history of repetitive and substantial damages incurred among the common elements and facilities, caused either by owners or renters. The fact is, legal remedies for such instances already exist.

The real consequence of this resolution is that you, **the owner**, will pay this extra deposit yourself, when your prospective tenant tells you your apartment is great, but your terms are extremely uncompetitive for the market, and that he (they) will have to look elsewhere. Your mortgage is due, whether or not your apartment is rented.

So, you offer to pay the Association deposit yourself, thereby forfeiting even a reasonable security on the apartment. This, in spite of the fact that the odds of sustaining damages **inside** a rental is probably 100 times greater than the purported risk to the common elements.

If you have had to rent out an apartment since June 16, when the resolution took effect, you already wish you hadn't voted for the #&*! thing. If not, you may be dreading the day you have to.

Some owners are organizing to repeal this resolution. They believe it is both unnecessary and cumbersome. Do you support the repeal of the resolution? [] YES [] NO

12) Assuming you support the repeal of the resolution, do you wish to be contacted regarding same? [] YES [] NO

PLEASE COPY AND DISTRIBUTE!

SEPT., 1990

[redacted]

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* SPANISH OAKS FREE PRESS *

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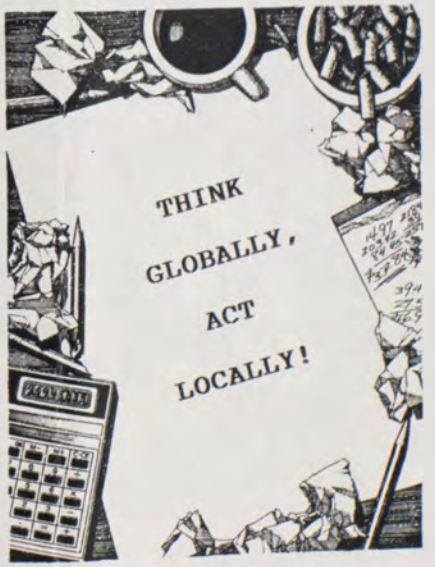
BORED OF DIRECTORS?
WHY SPANISH OAKS
NEEDS A FREE PRESS

Since SONIC 9 first went onair, there have been efforts made by some to limit, rather than expand it's scope and focus. News concerning the state of condominium affairs, project updates, and community opinion should all be part of SONIC 9 programming. My name is Michael T. For the past several months, I have volunteered as Program Coordinator for SONIC 9. I would like to continue to do so. On Tuesday, August 28, or thereabout, the President of the Bored initiated a motion to "limit access to SONIC 9 to paid employees and Bored Members" which passed unanimously in a telephone vote. According to the Bureau of Condominiums, this was an illegal vote, as it constituted a Board Meeting,which by law must be posted 48 hours prior to meeting for the purpose of informing the membership of the meeting. Now the issue is set to be discussed and resolved at the next regularly scheduled meeting, on FRIDAY, Sept. 21, at 7 PM in the Clubhouse. The issues are several. Will SONIC 9 develop into a vital vehicle for community development, or will it just be a propaganda mechanism for incumbent Bored members? Should you, the owners of SONIC 9, have access to a system which would enable your opinion to be heard? Would you benefit from the airing of all legitimate issues, no matter how controversial? At Bored election time, wouldn't you benefit by the use of SONIC 9 to publicize the campaign platforms of Bored candidates? The President thinks not. He has demonstrated that he wants the control of SONIC 9 himself, and would not allow the development of it as a Free Press. If you have an opinion, I urge you to make it known, by attending the meeting on the 21st. If the Bored falls on the wrong side of this issue, which is censorship, pure and simple,

I will then urge you to join me in a call for resignation of those members involved, and indeed, a formal recall effort. The combined issues here, of free speech, and free press, are too precious for us to allow them to slip by. If you cannot make it to the meeting, please call or write the Members of the Bored through the office. Get replies; get action. If you rent here at Spanish Oaks, as fully half of our residents do, please let your landlords know about this issue. Your voices should be heard, too. It is time to bring our community to life.

BOARD MEETING
FRIDAY, SEPT. 21
7 PM at CLUBHOUSE
BE THERE
OR BE SQUARE!



DID YOU KNOW...

Florida Statute 718.1232. Cable Television service; resident's right to access without extra charge. -- No resident of any condominium dwelling unit, whether tenant or owner, shall be denied access to any available franchised or licensed cable television service, nor shall such resident or cable television service be required to pay anything of value in order to obtain or provide such service except those charges normally paid for like services by residents of, or providers of such services to, single family homes within the same franchised or licensed area and except for installation charges as such charges may be agreed to between such resident and the provider of such services.

IMPORTANT NOTICE

The September Board of Directors meeting will not be held on the third Thursday of the month, as is customary. Instead, the meeting will be held on FRIDAY, SEPT. 21, at 7 PM, in the Clubhouse. Aside from the annual meeting, this meeting may be the most important meeting of the year. Many issues, including the future of SONIC 9, will be on the agenda. We urge you to attend. If you cannot attend, please call or write the office with your views.

WASHER/DRYER CONTRACT

Our contract with Amerivend will be expiring in the next year. Do you have any ideas as to how the Association should proceed? Under the current contract, the Association earns 50% of the revenues, or $3300/mo, whichever is greater. Residents pay .75 to wash and .75 to dry. Please send copies of your suggestions to the Association, care of the Board of Directors.

JAKE ARONSON'S CONDOMINIUM COLUMN

Through an agreement between the Managing Editor of the Palm Beach Post, and Michael T., we have secured permission to reprint selected excerpts of Jake Aronson's Condominium Column on SONIC 9. However, Bruno Schmidt, President of the Board, has decreed that the column is "too political".

S.C.O.R.N.
Secure Condominium Owners' Rights Now

There are many benefits to condominium living, as we are all aware. But are we aware of some of the major faults? Condominium living is probably the closest encounter with COMMUNISM most of us will ever experience in this country. In such close quarters, sometimes the individual unit owner finds his or her basic rights subjugated to the "welfare" of the community at large. In some cases, there are, of course, compelling reasons to regulate certain aspects of everyday life. The danger, though, as in any communist society, is that rules and regulations begin to overstep the bounds of constitutionally protected rights. **SCORN** is a recently incorporated non-profit group dedicated to preserving rights among individual condominium owners. SCORN's focus is on developing a condominium owners "Bill of Rights". If you would like to correspond with, or support the efforts of SCORN, please contact SCORN, c/o Florence Dietz, 20831 San Simeon Way #3-103, North Miami Beach, FL 33179, or call (305) 653-4924. Or call Michael T. for more information.

FROM THE HOUSE

Carol Hanson, (R), Representative, 87th District (Boca Raton), informs that a study commission has been appointed to make reccomendations on a possible major re-write of the Condominium Statutes for the next legislative session, which begins in April, 1991. If you would like to correspond with the study commission, please contact Ms. Hanson's office for details on procedure. 368-0087.

The kiss of the sun for pardon;
The song of the birds for mirth;
One is nearer God's heart
in a garden
Than anywhere else on Earth...

Join Spanish Oaks Gardening Club. For more information, Call Michael T. at 347-1318.

RENTERS! CAN YOU SPARE A QUARTER?

Unfortunately, but not surprisingly, the Board of Directors will not be authorizing funds to mail this newsletter to out of town owners. If you think that your owner would benefit from it, please mail it ASAP to them! The Board meeting is Friday, Sept. 21, and time is running short. Thanks.

SONIC SURVEY

1) Do you believe that **SONIC 9** should fulfill the role of a SPANISH OAKS FREE PRESS, including any news pertinent to the operation of our community, even news that may be considered controversial or critical of the Board of Directors? [ ] YES [ ] NO

2) Do you believe that members of the Board, per se, should retain any rights to censor news items appearing on SONIC 9? [ ] YES [ ] NO

3) Would you favor the designation of SONIC 9 as a common element, thereby guaranteeing access to the system by all owners and residents? [ ] YES [ ] NO

4) Would you favor the formation of a SONIC 9 COMMITTEE, to be comprised of as many volunteers as are interested at any time to participate in SONIC 9 programming? [ ] YES [ ] NO

5) Michael T. has volunteered for several months as Program Coordinator for SONIC 9. He enjoys the work, and actively solicits participation in the process by any volunteers, including residents and owners. Now, as the vision of a truly vital, thought provoking program outline is beginning to be realized, the Board has prohibited his participation in the process. He now asks for your support in the full reinstatement of his duties, leading volunteers into the program, and assuming full programming responsibilities. Will you support him in this bid? [ ] YES [ ] NO

6) Members of the Resident Council, a coalition of owners and residents, have tried for a year to get the support of the Board for a Social and Recreational program. In order to generate funds to execute such a program, we have proposed charging a small fee for SONIC 9 advertising. The proposed fee for residents/owners would be 25 cents per line per week, and for outside businesses $1 (one dollar) per line per week. All news of community interest, announcements, etc., would be broadcast free of charge. Would you support such a fee schedule? [ ] YES [ ] NO

7) In order to be an effective group, the Resident Council has requested that a small office/planning/working space be designated in the clubhouse for volunteers. At this juncture, every member of the Board contacted has refused to support this concept. We feel there needs to be such a space open to volunteers during all hours of clubhouse operation. Do you support the Resident Council in this bid for space? [ ] YES [ ] NO

8) Assuming that you support the concept of using SONIC 9 as a SPANISH OAKS FREE PRESS, and the Resident Council's request for office space, would you support a call for the resignation of Board members who refuse to make these concessions? [ ] YES [ ] NO

9) Would you care to learn more about volunteer opportunities here in your community? [ ] YES [ ] NO

10) Do you have any additional suggestions for community improvement?

_____

_____

Please attach additional sheets if necessary.

Thank you for completing the survey. Please sign and date, and return it ASAP to 618/36, 630/21, 640/16, or 640/13.

Name:_____Telephone:_____

Address:_____

Signature:_____Date:_____

I certify that I am a voting member in good standing of Spanish Oaks Condominium Association.

NOVEMBER, 1990

Spanish Oaks Free Press

Withering Oaks News

Official News of the Withering Oaks Condominium

RAT LOVERS PARTY IN CLUB HOUSE

The National Association of Rat Lovers (NARL) had their monthly shindig at the clubhouse on October 19th in celebration of the Month of the Rat. The Treasurer of NARL, Dr. Ben, estimated that at least 30 people attended. "A wonderful time was had by all." Dr. Ben gushed. The highlight of the evening was the rodent beauty contest. First place winner, Willard the Magnificent, owned by Mr. and Mrs. Jerboa of Building 639, earned a year's worth of rodent grub. After the contest, live music was provided by the Tom Dooley Quartet. As the music played into the night, the rat lovers of Withering Oaks danced, drank and exchanged favorite pet stories.

CRIME REPORT

A gang of peeping-toms has been hovering in and around a number of buildings during the early morning hours. Withering Oaks Security have no suspects at this time although the gang have been reported on the premises for the last three years. A year's supply of rat food will be given to anyone who aids in the arrest and capture of these culprits. Turn to Sonic 9 for additional information.

A pair of men's pink underwear was reported as stolen from the order in Building 621. The distraught owner has offered a generous reward, no questions asked. Please contact the clubhouse if you have information regarding this heinous crime.

An alert board member made another citizen's arrest on Saturday night while on routine walking patrol. He overheard two residents swearing at each other during a domestic dispute. Withering Oaks Security were called to the scene. A detailed report of the incident was placed in the condo office. A letter will be placed in the offender's permanent condo file (PCF).

Because of the Mideast Crisis, monthly maintenance fees will be increased by 25%, effective December 25th. The Board also reserves the right to take immediate possession of any property for nonpayment of fees.

NEW CONDO RULES

The new parking decal program has been wildly successful. Decals are to be placed in the inside driver's side window of every vehicle. Decals are color-coded as follows: Blue: Owner, Green: Renter, Yellow: Minority, Handicapped

Beginning Dec. 1, speed traps will be set at undisclosed locations around Withering Oaks. Anyone caught speeding on the premises must turn in their driver's license to the club house for a period of six months. Speeders will be required to watch reruns of the Brady Bunch on alternate Saturdays for a period of six months.

To help rid the condo of illegal tenants and to make life miserable for everyone, it is necessary for residents to register their cars at the office every week. To be registered, bring your lease, birth certificate, a rat's tail, passport, and social security card to the club house. Only owners will be allowed to have cars. Renters must make arrangements with the city to park across the street or in the hospital parking lot.

Effective immediately, all motorcycles, mopeds, trucks, vans and cars that retail for under $12,000 will be banned from Withering Oaks. The President of Withering Oaks explains: "We are determined to bring in higher quality people with lots of money. All others can go to hell or move to Miami."

The Board released the following additional 1990 expenses at the October board meeting:

Club House Phone Calls:
$400,000
Manager's Travel Expenses:
$500,000
Broken Light in Building 657:
$35,000
Club House Art Work:
$1.5 million

Note: Turn to Sonic 9 for exciting shots of the test of the National Emergency Broadcast Network.

Hysterical Owner anxious to sell 2-BR condo immediately. Scenic canal on premises. Pets allowed, including rodents. Call Ernest B. at 555-7287. Will accept S & H Green stamps in lieu of down payment. Very desperate owner.

BOARD MINUTES

The October Board meeting came to order at 7:00 p.m. The board voted unanimously to disallow the wearing of rat costumes to board meetings, the swimming pool or the club house. Three observers standing in the rear were immediately ejected from the meeting.

The board voted to place life-sized plastic dummies in strategic locations around Withering Oaks to scare off would-be criminals. The dummies will be dressed in standard police attire with the Withering Oaks insignia. Some of the dummies will be carrying plastic Uzi sub-machine guns to scare off thieves. In a year-long study funded by the board, it was found that the use of dummies in condominums reduces crime and lowers stress in residents.

Effective immediately, any party of more than five people who are not related by blood or name must be issued a special permit. This includes parties at the clubhouse or in individual apartments. The permit will cost $100, of which 50 percent is refundable.

Effective immediately, guest parking spots will be removed. All guests must congregate at the guard house and a tram (no guests will be allowed on the grounds until the tram is built) will take them to their designations. Guests are required to tip tram operators. Guests will no longer be allowed to park their cars on the grounds of Withering Oaks.

Effective immediately, all residents are invited to the monthly board meeting, although renters are no longer allowed to talk, giggle, point, shout, sit or use the bathrooms during the meeting.

Plastic sheriff's badges were passed out to all board members in an attempt to fight crime at Withering Oaks. Board members are now authorized to patrol the grounds 24 hours a day to conduct unannounced inspections of apartments chosen at random. Residents who do not follow Withering Oaks Housekeeping Guidelines will be evicted immediately.

Swearing will no longer be tolerated at Withering Oaks. The board decided to classify all words under three headings: Allowed, Borderline, Not Allowed word will be humiliated on Sonic 9. A list of approved words will be distributed by the board.

OUT OF TOUCH

In a telephone interview, Manager **Betty Wimberly** said that she was not aware there was any significant discontent with the cable service at Spanish Oaks. Betty said she needed to hear some complaints before she would feel motivated to take any action. Her office number is **395-0674.**

The selection of stations, and the quantity of stations available on our basic cable lineup compares poorly with service offered within blocks of Spanish Oaks, and yet we are forced to pay approximately eight dollars per month (included in maintenance fees) for substandard service. Don't disappoint Betty. She wants to hear from you. Renters unhappy with the service should inform their landlords, who may choose to complain on your behalf.

HOBBY SHOP NEEDED

Single family homeowners enjoy the benefit of a garage for a variety of activities. Unfortunately, most condominiums don't offer suitable space for hobby activities like woodworking and crafts. But Spanish Oaks has the space, and plenty of it. There are two large workshops currently used solely by the maintenance crew up by the water tower, tennis courts, and front entrance. A hobby shop, as a feature of Spanish Oaks, would be a great convenience to residents, and a booster to our property value. Because Spanish Oaks is twenty years old, many of our units are in need of a little TLC. The shop would be a great place to maintain home improvement tools for resident use, such as tile cutters, paint rollers, carpet tools (shampooers), etc... Where there is a will, there is a way. Come to Board Meetings.

LEASE PROGRAM ANOTHER RIP-OFF

The [redacted] leasing program being operated by the office is just one more example of gouging individual unit owners for a service which should be provided at no extra cost to unit owners, except for shared advertising expenses. If you want the office to assist you in leasing your unit, be prepared to pay an up front fee closely equal to 8 percent of the annual lease value. For example, the annual value of a six hundred dollar per month lease is $7,200. With the "help" of the office, that lease will cost you $576.00. In contrast, the association could, as an alternative, maintain fairly constant advertising coverage in the daily local newspaper for .21 to .40 cents per owner per month and generate leads for both sales and rentals for any and all owners.

Some owners would like to see this program discontinued. If you are one of them, don't wait till the day you need to rent out your unit to complain. Call Betty today. **395-0674.** She wants to hear from you. And come to Board Meetings.

ACCESS TO ASSOCIATION RECORDS

Florida Statute 718.111 states: "The official records of the association are open to inspection by any association member or the authorized representative of such member **at all reasonable times.** The right to inspect the records includes the right to make or obtain copies, at the reasonable expense, if any, of the association member. The failure to permit inspection of the association records as provided herein entitles any person prevailing in an enforcement action to recover reasonable attorney's fees from the person in control of the records who, directly or indirectly, knowingly denied access to the records for inspection."

ACCESS TO RECREATIONAL FACILITIES

Florida Statute 718.123 **Right of unit owners to peaceably assemble.**- All common elements, common areas, and recreational facilities serving any condominium shall be available to unit owners in the condominium or condominiums served thereby and their guests for the use intended for such common elements, common areas, and recreational facilities.

TELEVISED BOARD MEETINGS?

We have the capability, via SONIC 9, to videotape and broadcast Board Meetings. Broadcast of public meetings is more the rule of the day than a new or controversial innovation. From Capitol Hill to City Hall, the cameras are running, and to the benefit of constituents. If you have a video camera, and would like to help put together a proposal for the taping of Board Meetings, call Michael T. at 347-1318.

NOVEMBER BOARD MEETING, THURSDAY, NOV. 15, 7 PM, IN THE CLUBHOUSE

Tune to **SONIC 9** for further information, maybe....

SPANISH OAKS ADVERTISERS

Your classified or display ads printed free, as space allows. Donations to help pay for printing are accepted and needed. Call Michael T. 347-1318.

Roommate wanted - to share 2/2 apt. on 1rst floor - $325/mo, incl. utils. Call 362-9699 after 4 PM. Smoker preferred.

Vertical Blinds - Best prices, selection, Guaranteed. Michael T. 347-1318.

Group Piano Lessons - Results guaranteed. Free. Call Michael T. 347-1318.

Salsa! - En eSpanish Oaks tenemos Panamenos, Peruanos, Chilenos, Cubanos, Venezolanos, y mas... Si tienes interes en una fiesta o cena internacional por favor llame a Miguel T. al 347-1318.

Advertise your products, services, and upcoming events in Spanish Oaks Free Press. Coming next month - fabulous new format! Call Michael T. You know the number.

Freon Recharge? Do it yourself and save! Call Michael T. 347-1318.

Wanted - Commentary (written) on any item of community interest at Spanish Oaks. Can be letters to the editor, columns, whatever. Please mail to 640 NW 13th St., #13, Boca Raton, FL 33486.

Wanted - Individuals interested in running for the Bored of Directors who will truly work to represent the interests of all owners and tenants, and actively seek out community opinion before they pull a fast one. Applications available at the office.

We apologize for the fine print, but printing costs are high, and we are trying to keep economically and ecologically sensitive. Of course, there are no printing costs associated with SONIC 9. If you would like to see Spanish Oaks Free Press incorporated onto SONIC 9, please call Betty at 395-0674, and come to Bored Meetings.

Saloon type Upright Grand Piano - as is $500, refinished for Christmas $750, Also Siel PX electric piano with amp, speaker, mike, etc...value $1400, sell for $700. Call Michael T. 347-1318

Vote Democrats - Because Americans want to survive, not just succeed...

1988 Chevy S-10 Blazer 4 X 4 - new tires, excellent condition, 24,000 miles, $8,500.00.....Call 347-1026.

Oriental Rug - 100% wool, 9 X 12, $75.00 Bargain! 347-1026

2/2 Corner, 1rst floor - Great garden spot, Great for students, Yuppies, etc... $52,500.00 or $53,500.00 with new tile. Includes selection of window treatments, etc... Call Michael T. at 347-1318.

Want to buy - Atari 65, 85, or 130 XE. Can pay reasonable. Michael T.

Application and Resume Service - Call Michael T. 347-1318.

Hey! Could someone else put an ad here? Cleaning Services, Carpenters, Retailers, call Michael T. to Advertise Free in Spanish Oaks Free Press.

FLA. ROCKS MAGAZINE - Get your copy at FAU or Spanish Oaks Clubhouse

For Sale - Atari Video Game System $20, Commodore Tape Data Drive $15, 24 8Trak tapes & Carry Case $10, call Michael T. at 347-1318

Kathleen's Kleaning - Quality Service, Excellent Rates - **391-6243**

Jobs Available - no fee - TRC Temp Services - 305-731-8367, 407-368-1894

Special Effects for Special Events - Makeup by Tova - 368-9339

Single Moms Unite - for co-ops, support, babysitting, etc. 394-5219

Housecleaning - Domestic Responsibilities - Michele Peterson - 278-5289

1984 Buick Skyhawk - Good condition - $1500 obo, 392-1405 days, 391-1284 eves

Postal Exam Textbook - Very Cheap, call 391-2145

Social & Recreational Calendar - We need one! If you are interested in organizing, planning or coordinating any events, please call Ellen at 391-2145

Don't Forget - BOARD MEETING, THURS., NOV. 15, 1990
7 PM in the Clubhouse

11) **Limit authority** to establish rules regulating occupancy to simple density requirements, as may already be in place through city or county fire and safety codes. Also,

12) **Limit authority** of the Board to establish security deposits for the common elements when a unit is rented. Our board tried to use these deposits not for the purpose of protecting the common elements from damage, but to coerce owners to select "better" tenants. Rules like the previous two (11 & 12) are used to exclude minorities and other economically disadvanged families and individuals.

13) **Require** a complete review of all rules and regulations, bylaws and declarations **every year**, by survey of Association memberships. The Bureau of Condominiums suggests regular reviews of this sort already. Members of the Board, or the Board as a whole should be required to indicate whether they would repeal, continue, or amend each particular rule, and space should be provided for an opposing view.

14) **Members of the Association** who can demonstrate proficiency in any area of condominium operations, should receive positive consideration of their desire to volunteer services to the association. It may seem odd to include this among my reccomendations, but there is in fact, a reluctance to allow members to volunteer services in some associations.

15) **Disallowance** of any policy which prohibits the hiring or employment of residents or owners of units in a condominium, or any policy which prohibits any owner or resident from fair consideration in any bidding procedure announced by the Board of Directors, except if that resident or owner be an officer or member of the Board of Directors.

I trust that this Commission will consider first the nameless individual condominium unit owner when making reccomendations to the legislature. Thank you for your attention.

"WELL IF YOU ASK ME, THE FIRST AMENDMENT SHOULD ONLY PROTECT UNCONTROVERSIAL EXPRESSION."

TELEPHONE PROTEST URGED

The Bored of Directors has once again swept your interests aside by continuing it's ban, based on an illegal vote, to allow residents to participate in, and operate a free press via SONIC 9. They said that the issue would be resolved at the last Bored meeting, on September 21. Now, they say it will be resolved at the meeting on October 18. But, if you were not one of the 27 homeowners at the meeting, you would not know it if I hadn't told you. Because the **current** Bored certainly makes no effort, nor have they, for the last year, to inform the membership of anything. Some owners are organizing a formal recall effort. We hope you will get involved, but it will take time. In the meantime, I now urge you to protest this lockout of SONIC 9 by calling each member of the Bored via the office, at **395-0674. Insist** on leaving a detailed message outlining your feelings and reccomendations, to be delivered to each member. **Insist** on a reply, in timely fashion. If a reply is not forthcoming, **call again.** In activist circles, this is what is known as agitation, and it can be an effective tool for peaceful change. The Bored is elected to serve and represent the ownership, not subvert it.

CONDOMINIUM STUDY COMMISSION HEARINGS HELD

The first of several public hearings authorized by the legislature to investigate the state of the Florida condominium was held on October 4, at Pompano Beach City Hall. The hearings lasted from 9:30 AM - 4:30 PM. Many South Florida condominium unit owners were present to deliver testimony to the Commission. Certain themes were recurring throughout the day: reform of condo election and voting procedure, free press, and arbitration were the most discussed. I attended, and presented the testimony reprinted on pages 3 and 4 herein. I am interested in your opinions on any of my reccomendations, and, if you are interested in preparing your own testimony for the Commission, I would like to give you the appropriate meeting dates and or addresses to mail it to. For more information, call Michael T. at 347-1318.

POOR ADVICE

In spite of the fact that the law clearly states that any member of the association has the right to inspect association records at all reasonable times (no mention of written request), Manager Betty Wimberly has repeatedly refused to allow access to those records, allegedly on the advice of Spanish Oaks attorneys, Poliakoff, Becker, and Streitfeld. Gary Poliakoff, a principal in the firm, is serving on the state financed Condominium Commission, a group formed to study the problems of condominium owners... We're in great hands, aren't we?

NO PING PONG FOR YOU

The clubhouse may not be completed for another month, and there have been several requests made for the Ping Pong table to be put outside somewhere, like the pool deck. Betty says no. Wanna ask her why? 395-0674.

NO QUORUM

Five of six Bored members did not show up for the October meeting, on the 18th. More surprizing, that this was supposed to be a fairly important meeting. There is a vacancy on the board to be filled, and it was to be done at the meeting. Also, the future of SONIC 9 was to be decided. That means no news on SONIC 9 for at least one more month, except for those lovely messages from the office...

LETTERS TO THE EDITOR

The dryers in our building are a rip off. The one upstairs is worse than the one downstairs, but they both suck. A regular size load will not dry on one .75 cycle. One of the benefits of condominium living is supposed to be the reduced cost of features and services through shared ownership.

The current contract with the vending company is set to expire shortly. Let's get the rascals out and have our own association machines.

Sign me- Dipped and Damp

Program Guidelines for SONIC 9

Resident Swap/Sale/Products/Service/Commercial/Private

The most utilized by residents, this segment of programming best represents traditional American values of capitalism and individual free enterprize. By the end of this century, within 10 years, it is estimated that nearly one half of the US population will be living in some sort of condominium arrangement. Will children growing up in these communities have no opportunity to germinate the seeds of their innovation, creation, and simple genius? There must be no prohibition of advertising in our community, or any other. We, as a condominium community, are but a microcosm of the larger society, and cannot abandon fundamental American rights, and rites, of freedom, commercial or otherwise.

Manager's/Maintenance/Board Bulletins

The most prominant and conspicuous feature of our screen is the continuously running "ticker tape" crawl space accross the bottom of Sonic 9's video pages. A great deal of information may be transmitted accross the crawl space. It also has the benefit of **independance** from the main program, making it ideal for daily editing and input without displacing information from the flashing pages. It is the best suited for most manager's, maintenance, and board bulletins.

Community Interest; Special Features

Recreational, Social, and items of volunteer interest. Opinion features, open letters, articles, surveys of community opinion, informational programming, and election news, are all examples of legitimate uses for SONIC 9. In the future, we may progress with more sophisticated audio/video programming, which we have the capability for.

A monthly newsletter should supplement SONIC 9, and be the vehicle to deliver more in-depth analysis and consideration of community news.

Programming and Operation

Volunteers are available to participate in Sonic 9 programming. It is an activity which may be considered recreational, educational (to participants, as well as viewers), social, and of community service. It seems illogical, then, to burden the girls in the office, with yet another task, which they have shown over the last month to have no aptitude for. It is further, a waste of association funds to pay a salary for an activity which may be obtained for free. Members of the board argue that there are potential liability issues "suggested by the insurance agent". If the insurance agent cannot insure us, he should be dropped, and one found who can.

Summary

The board asked me to prepare some guidelines to present to them for Sonic 9 operation. Here they are. How do you feel about this issue? Please join me in demanding the return of resident participation in the entire Sonic 9 programming process, including operation and input on the computer. If we have anything less, the community will surely suffer a strangulation of the free flow of information. There is no question that the board has a **legal** right to censor us. However, the moral and ethical choice is clear. Please demand that the right choice be made by calling or writing the office, until the board makes the correct decision. The telephone number is **395-0674.**

PS - We still would like to receive your completed surveys! Please bring them in!

CONTEMPORARY QUOTES

"So, what this guy Jefferson was saying, was, 'Hey, we left this England place 'cause it was **bogus**, so, if we don't get some cool rules ourselves, well, we'll just be bogus, too."

Jeff Spicoli
Fast Times at Ridgemont High

Testimony for Condominium Study Commission

Presented to Commission October 4, 1990, at Pompano Beach

My name is Michael Trout. I am an owner of a condominium unit at Spanish Oaks Condominium in Boca Raton, Florida. I appreciate the opportunity to address this distinguished panel on matters critical to the millions of condominium owners throughout the State of Florida and beyond.

It was estimated in the **Manager's Report,** a publication of Community Associations Institute (CAI), that by the end of the century, within a short ten years, that over one half of the population of the United States will be living in some sort of condominium arrangement. Given the concerns of this Commission, and the many witnesses testifying before it, the implications are staggering.

Communism - condominium living is the closest thing to it in America. Many of the complaints you are bound to hear throughout these hearings will be not unlike those voiced by citizens of communist societies the world over. Citizens who are ordered to conform their lives to the benefit of the state, to one degree or another.

Fixing the problem is simple. The solutions have been in place for over 200 years:

1) **Guarantee constitutional freedoms** - Do not allow condominium governments to make rules, bylaws, and declarations which do not pass constitutional muster. Require condominium attorneys to render opinions which are truly in the interest of individual unit owners, and not just the interest of Board members.

2) **Guarantee a free press** - Neither the Board of Directors nor a property manager should be allowed to censor items a resident might want to put on a bulletin board, association newsletter, or on any electronically broadcast community radio or television station. All residents should have access to these tools which facilitate those owners rights to assemble. Legitimate criticisms of board actions or proposals included.

3) **Access** - Some Boards meet once a month, some even less frequently. Require that Boards establish a time at each Board meeting to be addressed by residents, on matters which may or may not be on meeting agenda.

4) **Reform of Election Procedures** - Can you imagine the guys in Tallahassee or Washington having the power to re-elect themselves by proxy every two years?! This is an emergency situation.

5) **Limit authority** of the Board of Directors to decisions regarding maintenance, capital improvement, and recreational matters, especially

6) **Do not allow** Boards to enter into contracts which limit condominium owners consumer choices. For example, the Board should not have the authority to enter every resident into a cable contract at common expense. A better approach would be to let the board offer an **optional** cable contract to residents. Also,

7) **No exclusive** contracts with vending companies, especially for laundry machines and services. Many unit owners, rather than benefit from the shared ownership of laundry facilities, are being gouged by vendor contracts made by the board.

8) **Disallow** unreasonable restrictions on the establishment of home enterprizes which might easily conducted from a condominium unit owners home. Traditional, constitutional American values of capitalism and individual free enterprize are at stake, especially when you consider that half the country will be living in condominiums by the turn of the century. Also,

9) **Disallow** discrimination against commercial and/or recreational vehicles in parking regulations. Commerce and fun are not bad words in America. Could have arrangements for segregated parking, if need be, but not total exclusion.

10) **Require Binding Arbitration** of any dispute, at the request of either party, without precluding the right of either party to subsequently litigate the issue in the state courts.

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RE: IN: CONDOMINIUMS AS A THREAT TO TRADITIONAL AMERICAN VALUES
DEPARTMENT

WEST PALM BEACH, FL 33
PM
10 NOV
1990

Bill of Rights
USA 25

C-SPAN (DOCUMENTARY?)
444 N. CAPITOL ST., NW
STE. 412
WASHINGTON, D.C.
20001