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APARTMENT
ASSOCIATION

SUMMER 2016

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Legislative and Legal Updates

Yearly Report

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DEPARTMENT: PRESIDENT'S MESSAGE

Renovating to Reinvigorate

BY GLENN EVERS, MAA

Wow, how fast this year is going by. It's hard to believe my term as president is more than halfway done! It has been an amazing year so far in our industry. While much new construction is taking place, overall occupancy is holding strong and absorption of those new units is going well. At the same time, rents are continuing to trend upward. We are definitely enjoying a strong market so far in 2016.

On the association front, we are also enjoying a fantastic year. We started off the year with a great board meeting in Tallahassee in January, followed by record attendance for our Legislative Conference. In May, I had the great pleasure of welcoming the Leadership Lyceum students and board members to my backyard: St. Augustine. They not only experienced the beautiful Casa Monica Hotel where the meetings were held, but also enjoyed some of my favorite foods at the amazing Aunt Kate's Restaurant on the Intracoastal Waterway.

The day after that delicious dinner, our meetings were very productive. As promised, we have been working on changes to the structure of the association's governance. We completed bylaw changes that include reducing the size of the Executive Committee from eight individuals down to five. This also reduces the time commitment, which had been a daunting eight years. That level of commitment discouraged some members who otherwise would be interested in holding office. Past presidents will only serve for one year instead of three, effectively removing two positions. The president-elect position was also removed from the lineup.

Many of our local affiliates had reported that it was getting difficult to fill all their delegate positions. The number of delegates for each local had steadily increased as unit counts increased. A new formula bases the number of delegates on total units as a percentage of the state total and sets the number of delegates at about half what it had been. This will make it easier to fill those open slots as well as to achieve quorums for our board meetings.

Also as promised, I have been visiting the local associations during my term. To date, I have completed eight of the 11 visits, as I have been to AAGO, BAAA, BCMHA, CCAA, FCAA, NCFEA, SCAA, and SEFAA. I truly enjoyed getting out and seeing everyone and having an opportunity to share my message with our members. I look forward to meetings at TCAA and SWFAA in July, our strategic planning session in August, and an ECAA event in September.

We cannot forget the fantastic efforts of our staff, lobbyists, and volunteers to get our maintenance bill passed. This legislation has been in the planning stages for many years and I am so happy it has finally become a reality. I look forward to the National Apartment Association Education Conference in San Francisco in June, where FAA staff will accept an NAA Excel Award celebrating that victory.

Our own FAA Annual Conference & Trade Show in October at the beautiful Boca Raton Resort & Club promises terrific educational and networking opportunities as well as the APAC All Hands on Deck Yacht Party on a private mega yacht. That should be an unforgettable event!

Thank you everyone for all you do to make your local associations and FAA the best in the country. ▲

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PSC Evolves to Better Serve All Members

BY **JOSH GOLD**, CAE, CMP
FAA EXECUTIVE VICE PRESIDENT

Suppliers of the products and services that apartment communities and management companies need to operate effectively are critical to the multifamily industry. That's why the "trade show" is such an important component of the FAA Annual Conference & Trade Show. That's also why local apartment association affiliates — and by extension the FAA — have the designated category of "associate membership" that encompasses suppliers.

For a number of years, FAA has also offered suppliers the option of joining the Product/Service Council, to demonstrate their commitment to FAA and the multifamily industry. PSC members pay an annual fee in addition to the cost of associate membership in a local affiliate. In return, PSC members received a discount on the cost of an exhibit booth for that year and the opportunity to purchase and select their booths a week earlier than non-PSC members. In addition, PSC member names are listed as "preferred suppliers" on the FAA website and in a Buyers Guide distributed with the *Florida APTitudes* monthly e-newsletter.

While this has effectively given recognition of some suppliers' level of commitment to FAA and the apartment industry, it has also had the effect of being somewhat limiting. For example, an apartment community searching for a solution might only find one or two "preferred supplier" companies listed in a given category, even though a large number of similar companies are FAA associate members. And, because the early booth selection was a primary benefit of PSC membership, the PSC was largely limited to current or recent exhibitors.

In a move to be more inclusive of all supplier members, past and present PSC officers met late last year to talk about ideas to reshape the PSC. They developed a plan that was then put to a vote at a meeting of



**Coming together is a beginning.
Keeping together is progress.
Working together is success.**

—Henry Ford

PSC members May 5 at the Casa Monica Hotel. The plan was approved, and that vote was ratified by the FAA Board of Directors the following day.

The result is a structure that will expand opportunities for all suppliers, as well as more effectively connect multifamily communities and management companies with the suppliers they need to do business with.

Here are details of the plan, which goes into effect January 1, 2017:

- The PSC membership fee will be eliminated. Any supplier who is a member of any FAA local affiliate will be part of the new Product/Service Council. The PSC will still have officers, and the chair of the PSC will continue to have a seat on the FAA Executive Committee.
- Suppliers will have opportunities to "stand out" by serving in leadership roles on the council, on current and future FAA committees (including the Conference Committee, APAC Board of Directors, Leadership Lyceum Committee, Editorial Advisory Committee, and Government Affairs Committee), or as a liaison to a local affiliate.
- Education programs, such as the May seminar with memory expert Paul Mellor, will be open to all suppliers who are members of any FAA local affiliate.
- While in the past early exhibit booth sales were limited to PSC members, under the new plan booth purchase priority will be granted to exhibitors from

the previous year's exhibition, as a show of appreciation for their continued support of the FAA's Annual Conference & Trade Show. No discount on exhibit fees will be extended to PSC members.

- A more robust and comprehensive supplier directory will replace the current PSC Buyers Guide. Every supplier will be offered a "basic" listing with contact information in one category, and will have the opportunity to pay additional fees for an enhanced listing or for listings in more than one category. Revenue generated from the supplier directory will supplant the lost PSC membership dues revenue.

Nominations for PSC leadership positions are open until August 1. To nominate yourself or another supplier, please email Ralph Robinson at ralph@faahq.org. ▲



LEGISLATIVE



ADVOCACY

Leads to Maintenance Choices

BY COURTNEY BARNARD

Apartment owners and managers will have new options for repairing water heaters, air conditioners, and heating, ventilation, and air conditioning (HVAC) systems as of July 1, 2016, thanks to advocacy efforts of the Florida Apartment Association and its members.

Until now, many owners and managers often found themselves hiring high-cost contractors to make minor repairs, even though they employed able, qualified maintenance staff. If those owners and managers had allowed maintenance staff to make the repairs, all of them—owners, managers, and maintenance staff—could have faced fines and possible criminal charges.

Thanks to a bill that was drafted by the FAA in 2014 and passed by the Florida legislature earlier this year, maintenance professionals who hold a Certificate for Apartment Maintenance Technicians (CAMT) and meet certain other qualifications are exempt from needing an HVAC contractor license to perform repairs costing less than \$1,000 on HVAC systems, air conditioning, and water heaters.

House Bill 535 passed the Florida House and Senate unanimously during the final week of the 2016 legislative session and was signed into law by Gov. Rick Scott on March 25, 2016. This legislation creates



▼
Until now, many owners and managers often found themselves hiring high-cost contractors to make minor repairs, even though they employed able, qualified maintenance staff.



an exception to Florida's building code statute that restricts who can perform certain repairs and maintenance. Under the exemption, apartment owners with 100 units or more, and who employ a fulltime CAMT professional, will be able to complete repairs faster and more cost effectively, thereby benefitting apartment residents as well as owners and managers.

FAA MEMBERS SPEAK OUT

The legislation has been two years in the making. In 2015, the bill passed the House but became stuck in the Senate after the House abruptly adjourned and walked out in the final days of the legislative session. Over the course of the 2015 and 2016 sessions, FAA members mobilized to create a successful grassroots campaign to pass the legislation. Apartment industry professionals have repeatedly visited, called, and emailed their representatives, urging them to let maintenance workers do the job they are trained to do.

A powerful breakthrough in the legislative process came shortly after the 2016

FAA Legislative Conference when Kay Edwards from the Capitol City Apartment Association testified before the House Government Operations and Appropriations Subcommittee. Edwards, a 25-year veteran of the apartment industry who now works for SouthGroup Management in Tallahassee, spoke on behalf of FAA.

"Let's say I get a phone call at 3 p.m. in the afternoon from a resident who lives on the third floor. It's August 22. The chances that I'm going to be able to get an approved contractor to come out and fix that unit that evening are slim to none," said Edwards. "Many professional management companies only hire contractors that have gone through a pre-approval process and have provided documentation including proof of liability and workers comp insurance. There may only be one or two options to call on."

"What I'm probably going to hear is, 'We'll try to work you in tomorrow afternoon.' Now, if it's 85 degrees outside, the temperature in the apartment on the third floor is probably over 90 degrees. The only option will be to pay for the residents to stay in a hotel. If they

have children, or asthma or some other medical condition, the situation is even worse."

NEW LAW WILL HELP

Under the new law, the management company could call upon a maintenance technician on staff to get the air conditioning repaired much more quickly, minimizing the discomfort and inconvenience to the apartment resident. There are some limitations in the legislation, such as prohibiting CAMTs from performing major repairs or installing new systems.

The legislation applies only to apartment owners and managers with 100 units or more and who employ a fulltime CAMT. HB 535 does not mandate that an apartment community hire a CAMT or use a CAMT to make on-site repairs to HVAC, AC, or water heater units. Apartment communities may continue to use a licensed HVAC contractor to perform these repairs. ▲

Courtney Barnard is FAA's government affairs director. She can be reached at courtney@faahq.org.

CAMT CLASSES IN FLORIDA

Classes for the Certificate for Apartment Maintenance Technicians are being offered at several FAA affiliates to assist apartment communities that wish to take advantage of this new option. Affiliates are extending member pricing to members of other affiliates.

FCAA: July 13, 2016;
July 16, 2016;
July 20, 2016

AAGO: August 10, 2016;
September 21, 2016;
October 12, 2016;
October 26, 2016;
November 16, 2016

BAAA: August 11-12, 2016;
August 23-24, 2016;
September 20-21, 2016

SEFAA: September 13, 2016;
September 15, 2016;
September 20, 2016;
September 22, 2016;
October 11, 2016;
October 13, 2016;
October 18, 2016;
October 20, 2016

NCFAA: Series begins
September 14, 2016



FAA MAINTENANCE LEGISLATION FAQS

Beginning July 1, apartment maintenance workers in Florida who hold a valid Certificate for Apartment Maintenance Technicians (CAMT) will no longer be restricted from performing many basic repairs to HVAC, AC, and water heater units.

Why was this legislation needed?

Apartment communities rely on maintenance professionals to perform a variety of repairs each day. The Florida Apartment Association sought legislation to protect apartment owners, managers, and maintenance workers from possible criminal charges and fines for performing basic maintenance work on-site.

The legislation is an amendment to Florida's building code statute; the amendment creates an exception to restrictions on who can perform basic repairs and maintenance. It enables apartment owners who employ a fulltime CAMT professional to complete repairs faster and more cost effectively.

What is the current (expiring) statute?

Until July 1, Florida's building code requires that a contractor must be hired to perform any HVAC, AC, or water heater repairs, and states that:

A person who is not licensed may not engage in the business of contracting in Florida. DBPR, as well as local governments and local licensing boards, are authorized to issue cease and desist orders. Section 489.113(2), F.S.

What is a CAMT?

The Certificate for Apartment Maintenance Technicians is a rigorous course developed by the National Apartment Association Education Institute (NAAEI) and accredited by the American National Standards Institute (ANSI). A CAMT is a maintenance professional who has completed the course requirements, including:

- One year of apartment or rental housing maintenance experience.
 - Seven courses and online content totaling 90½ hours.
- (See list of upcoming CAMT classes on Page 12.)

What repairs can be made by a CAMT?

- The equipment being repaired must already be installed on the property.
- The unit being repaired may not be modified except to replace components necessary to return the equipment to its original condition.
- The equipment may only be repaired with new parts that are functionally identical to the parts being replaced.
- An individual repair may not involve replacement parts that cost more than \$1,000.
- An individual repair may not be so extensive as to be a functional replacement of the unit.

Can all apartment communities use CAMTs to repair HVAC, AC, or water heater units?

Apartment communities that have 100 units or more can have a CAMT perform these repairs. This applies to any type of apartment community: conventional, affordable, student, and senior housing, and tax credit properties.

My city or county already requires CAMTs to get a license to do work on-site. Will this new law let me skip applying for this license?

No, this legislation does not exempt apartment owners from complying with local licensing laws. If your city or county requires an additional license, this license must still be active. Many local licenses allow CAMTs to perform work beyond the scope outlined in this legislation, so it is also beneficial to maintain a local license.

Where can I find more information about attaining a CAMT?

Information about the CAMT program is available on the NAA website, naahq.org, under "Learn" and then "Earn a Credential." CAMT classes are offered through many local apartment association affiliates. A list of some upcoming classes appears on Page 12. You may also contact your local affiliate for future class dates.

Where can I find a copy of the legislation that passed?

You can find a copy of the legislation online at <http://bit.ly/1Xc0LWC>. The section pertaining to apartments begins on line 308 and ends on line 363.

My question was not answered here. Whom can I contact for more information?

Please email Courtney Barnard, FAA government affairs director, at courtney@faahq.org, regarding any additional questions.



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AIRBNB CREATES RISK TO MULTIFAMILY HOUSING

BY RYAN MCCAIN

The “sharing economy” is here, and it includes car sharing, task sharing, and home sharing. Whether through direct or indirect contact, we have all been touched by the fast-growing sharing economy modality. Specific to the apartment industry, one of the largest sharing programs currently trending is a multibillion dollar internet-based marketplace called Airbnb. What exactly is Airbnb and what potential does it have to impact your multifamily housing community?

Airbnb Inc. is an online community through which people list homes, apartments, and rooms for rent all over the world. Airbnb can certainly be a positive fiscal and social experience for its users. However, those Airbnb hosts who are also residents of your apartment community present an interesting challenge.

Multifamily housing owners and managers share a number of common goals and objectives, which include establishing a sense of community, safety, security, and legal compliance for their properties. While lease violations and exposure to liabilities are most likely far from the mind of any Airbnb host, if any of your tenants are renting their units on Airbnb, then this situation must be promptly and adequately addressed as a clear breach of the lease that exposes the owner to unnecessary potential liabilities.

Most residential leases include prohibitions against subleasing, housing unauthorized occupants, and using the unit for business purposes. Specifically referencing the Florida Lease (the FAA Click & Lease powered by Blue Moon Software), any tenant attempting to rent their unit on Airbnb would violate Paragraph 2 titled “Occupants,” Paragraphs 19 and 20 titled “Limitations on Conduct” and “Prohibited Conduct,” and Paragraph 30 titled “Replacements and Subletting.”

Although most leases allow a tenant to house a guest for a certain number of days, an Airbnb renter is not a guest. A guest visits without paying compensation. Airbnb renters are paying your tenants rent to stay in the unit as an unauthorized occupant.



In addition to lease violations, Airbnb could also expose owners to certain liability. In its “Terms of Service,” Airbnb maintains a disclaimer stating: *“If you choose to use the site, application, services, or collective content...you do so at your sole risk. You acknowledge and agree that Airbnb does not have an obligation to conduct background or registered sex offender checks on any member, including, but not limited to, guests and hosts....”*

Presumably, your tenants are not performing their own due diligence and spending the time and money to run criminal background checks as you do on all of the adult residents in your community.

Liability aside, multifamily communities have experienced other lease violations when Airbnb renters’ are not made aware of specific rules, regulations, policies, and procedures, or do not have a sense of home or pride in the community equal to that of most long-term leaseholders.

Thus, you should take immediate action against any tenants who are unlawfully renting their units on Airbnb without your consent or authorization by serving a proper notice to cure and demanding that

the tenant cease offering the unit for rent on Airbnb. In order to build a case to prove in court, should an eviction lawsuit become necessary, we recommend that you take a screenshot or print the tenant’s Airbnb advertisement as evidence prior to serving the notice to cure. If the tenant fails to comply, take another screenshot or print the advertisement after the notice to cure has expired, in order to proceed with terminating the lease. It is also a good idea to regularly check the Airbnb website for units within your community.

Fully understanding the challenges that arise with this up-and-coming home-sharing market and knowing the tools available to address lease violations are essential to properly handle tenants who unlawfully sublet to Airbnb renters.

Be sure to educate your management team and review the relevant lease provisions and best practices to protect the interests of your multifamily community. ▲

Ryan McCain is a principal with Barfield McCain PA and general counsel for the Florida Lease.

WHAT YOU NEED TO KNOW ABOUT SERVICE/EMOTIONAL SUPPORT ANIMALS

BY KARA TANIS

A “service animal” is any dog or miniature horse that is trained to perform tasks for the benefit of an individual with a disability. This includes, but is not limited to, a physical, sensory, psychiatric, intellectual, or mental disability. Service animals may perform tasks like pulling a wheelchair, reminding an individual to take medication, or turning on a light switch.

Under Title II and III of the Americans with Disabilities Act (ADA), emotional support animals are not service animals. Support animals relieve loneliness, provide companionship, and alleviate depression and anxiety, but do not have special training to assist people with disabilities. A note from the family doctor does not turn an animal into a therapy animal simply because the physician prescribed a dog for coping with depression. State-specific legislation may further define therapy animals, but these animals are generally not covered by federal laws as “service animals.” Service animals must behave appropriately, e.g., no uncontrolled barking or jumping on people, and a business has the right to deny access to a dog that disrupts the business.

If a person claims to have a service animal, only two questions may be asked:

1. Is the animal required because of a disability?
2. What work or task has the animal been trained to perform?

If the animal’s service functions are obvious, e.g., the dog is visibly observed guiding an individual who is blind, these questions are not appropriate.

It is impermissible to ask for proof the animal has been certified or trained to be a service animal. Local laws that prohibit specific breeds of dogs do not apply to service animals or emotional support animals. Similarly, restrictions on size or weight, or “pet fees” for both service animals and emotional support animals are prohibited. Remember, they are not “pets.”

The Fair Housing Act (FHA) protects a person with a disability from discrimination in obtaining housing. Under the FHA, a landlord or a homeowners’ association must provide a reasonable accommodation to a person with a disability so that they have an equal opportunity to use and enjoy the dwelling.

So what should you do as a landlord or property manager when confronted with a service or support animal request? Once a proposed occupant informs that their “pet” is actually an emotional support (or service) animal, the landlord should be very cautious in proceeding. Refer to fair housing policies and guidelines and err on the side of caution by granting the person’s reasonable accommodation request to keep the animal. Or better yet, contact your attorney. ▲

Kara Tanis is a member of the Florida Bar and the U.S. District Court, Southern District of Florida Bar.



ALLOW PETS? READ THESE TIPS.

- Take a nonrefundable pet fee from the tenant to cover the additional costs. The amount of the pet fee should realistically be enough to cover any anticipated repairs.
- Get the tenant to sign a pet addendum, or a detailed clause within the lease, which clearly lays out what type of pet is allowed. This addendum should address the type of pet, the number of pets, breed, color, name, and weight.
- Require pet insurance in case any accidents or injuries are caused by the tenant’s animal while the tenant resides in the rental property.

A MOVEMENT TO WATCH: ENERGY BENCHMARKING

The City of Orlando is one of 10 municipalities and metropolitan areas across the country participating in the City Energy Project (CEP). The CEP is funded by a nonprofit that focuses on achieving better energy efficiency for large commercial and public buildings, paying special attention to electricity usage and heating and cooling costs. In an effort to achieve this goal, the project funds a staff member at the city level who works to implement a policy plan to reduce the city's overall energy consumption. This plan typically includes mandatory energy benchmarking (also known as energy usage reporting) and in some extreme cases mandatory retrofitting. Mandatory retrofitting involves making energy efficient improvements to

a property such as installing new windows, switching to LED light bulbs, or installing new appliances with lower energy consumption rates.

Under the benchmarking model, energy usage reporting is conducted on an annual basis using the Environmental Protection Agency's (EPA) Energy Star Portfolio Manager System. In Orlando, the City Energy Project is part of Orlando's Green Works program, which aspires to make Orlando a leader in energy efficiency for new and existing real estate.

AAGO and its coalition partners, which include local property owners, are working with the city to ensure the interests of the multifamily industry and other commercial real estate types (retail, industrial, etc.) are

taken into consideration as the City Energy Project and the Green Works initiative takes shape in Orlando. At the end of February, the City of Orlando held a stakeholder roundtable and unveiled a draft mandatory energy benchmarking ordinance. AAGO participated in this meeting and had the opportunity to provide feedback regarding how this new policy would impact the multifamily housing industry. The coalition expressed numerous concerns about the draft version of the ordinance, and the city has agreed to revisit the language prior to sending it to the city council. ▲



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DIG, GROW, EAT: A Garden Can Boost Your Community's Resident Experience

BY TRISH HARRIS

The breaking of bread together as a symbol of community is a tradition that goes back thousands of years. In fact, the custom of sharing food is actually as old as society itself.

Though perhaps not nearly as ancient as the breaking of bread, the concept of community gardening has enjoyed popularity for centuries. Community gardening in this country dates back to the days of the Siouan people—hundreds of years before immigrants came to America.

Today, neighborhoods, cities, schools, churches, and—yes, even apartment communities—are realizing the diverse health, social, and economic benefits of community gardening. Bringing people of all ages and abilities together for a common goal, community gardening is educational, uniting, and sustainable.

Adapted from the American Community Garden Association (ACGA), the steps

below will help your apartment community and residents successfully launch a community garden program.

1 ORGANIZE A MEETING OF INTERESTED PEOPLE.

Publicize and conduct a meeting with residents, staff, and a gardening expert or representative from a local horticultural society. Determine the level of support for, and interest in, such a venture, as well as the anticipated benefits and challenges of having a garden. Discuss such questions as:

- Would we like to have a community garden?
- Should our garden grow vegetables, flowers, or both?
- Will it be organic?
- Whom will it involve?
- Whom will it benefit?
- What is the optimal size of the potential garden?

WHAT IS A COMMUNITY GARDEN?

A community garden is any piece of land (publicly or privately held) that is cultivated by a group of people rather than a single family or individual. Unlike public parks and other green spaces maintained by local governments, community gardens are generally managed and controlled by a group of unpaid individuals or volunteers—usually the gardeners themselves.

Source: Ecolife

2 FORM A PLANNING COMMITTEE.

Acquire resident volunteers who have the time and commitment to devote to the initiative. Assign an appropriate staff liaison to meet with the planning committee, as needed, but allow the residents to primarily undertake the project.

The committee should set up subcommittees, as needed, and discuss such issues as:

- Funding
- Possible partnerships
- Youth activities
- Construction
- Communication

3 CONDUCT ALL NECESSARY RESEARCH.

The committee should research all resources available within the greater community that will be of benefit to the community garden development process. The group should also survey residents to determine who might have valuable experience in landscaping and gardening. Good planning, comprehensive research, and the involvement of all through surveys and community input should resolve such questions as:

- How many plots do we need?
- How will the plots be assigned?



- Where will tools be stored?
- How will workers access the tools and gardening materials?
- What are the rules for the community garden?

4 DETERMINE SPONSORSHIP.

Although some community gardens charge membership dues, others need sponsorship to cover such costs as tools, seeds, and fertilizer. Determine whether your apartment community has the means to sponsor such a project, or whether the committee will need to seek outside sponsorship (churches, schools, businesses or parks and recreation departments) for the endeavor.

5 CHOOSE A SITE.

Considering the sun and water requirements for successful gardening, does your property include an appropriate tract of land for a community garden? If so, this would be ideal for the convenience of all involved. If not, the committee might approach the local municipality to determine possible sites. Regardless of site location, the committee should consider such questions as:

- Is soil testing necessary?
- What security issues might exist?
- Is public liability insurance necessary?

6 PREPARE AND DEVELOP THE SITE.

Volunteer work crews will need to clean and prepare the area to be planted. If the beds will be raised, frames must be constructed.

7 ORGANIZE THE GARDEN.

It's a good idea to surround vegetable gardens with ornamental plants so that the area will be neat and attractive to passersby. There should also be paths between rows in the garden for easy maintenance and harvesting.

8 PLAN FOR THE CHILDREN.

If space allows, create a special area for the children. This could be a small herb or flower plot that would allow little ones to explore the wonder of gardening at their own speed. A volunteer could oversee the process.

9 KNOW AND FOLLOW THE RULES.

Everyone involved should adhere to, and have a copy of, the community garden rules


and code of behavior. These rules are a result of meetings, surveys, and research.

10 KEEP GROUP MEMBERS IN TOUCH WITH EACH OTHER.

Management should encourage and promote good communication among community gardeners by such actions as including

information in the monthly newsletter, maintaining a garden bulletin board, conducting celebrations, and helping establish a telephone tree and an email list.

As you certainly know, the most successful apartment managers are skilled at creating and strengthening their communities. This, in short, is exactly what community gardening is all about. Dig in! ▲




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Carlyle at Bartram Park in Jacksonville Offers Welcome RESPITE FOR NONSMOKERS

BY MARY LOU JAY

Thursday night dinners are never a problem for residents of Carlyle at Bartram Park in Jacksonville. Instead of cooking, they can enjoy selections from the food trucks that visit the apartment community each week. It's just one of the many special services that Carlyle at Bartram Park provides to make life comfortable and convenient for its residents.

Located in the fast-growing southern side of Jacksonville, Carlyle at Bartram Park has 336 one-, two-, and three-bedroom apartments. The gated apartment community, built in 2009, is part of the 3,928-acre Bartram Park mixed-use, planned development. JMG Realty Inc. purchased Carlyle at Bartram Park in November 2011.

Carlyle has been a nonsmoking community since its opening and has earned a Gold Level Smoke-Free Certification from FAA. All residents, guests, and staff members are prohibited from smoking anywhere in the community; that includes the apartment units, all other indoor areas, and all outdoor spaces including green space and parking lots.

▼
“Everyone signs a nonsmoking addendum when they move in that states each resident understands they cannot smoke on the property. ...We have everything in writing so there is no question that they were told about our policy.”



“We have made a commitment to being 100 percent smoke-free,” said Dawn Wolter, regional manager for JMG Realty. “Traci Pearce, the community manager, and all the team members make sure that they enforce that policy.” Residents who try to sneak a smoke on their balconies, in stairwells, or in parking lots receive warnings. If they persist

in the behavior, the apartment management will terminate their lease.

“Everyone signs a nonsmoking addendum when they move in that states each resident understands they cannot smoke on the property,” said Pearce. “We have everything in writing so there is no question that they were told about our policy.”



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The apartment is one of two dozen smoke-free communities in the state. The staff promotes this amenity in advertising materials and on the apartment community's website. "Many people will actually move here because we are nonsmoking," Pearce said.

CULTIVATING A SENSE OF COMMUNITY

Carlyle at Bartram Park offers two one-bedroom, one-bathroom floor plans ranging from 780 to 885 square feet. There are two floor plans for the two-bedroom units as well; they run from 1,059 to 1,159 square feet. The three-bedroom apartment home offers 1,372 square feet of space.

Luxury features in every unit include nine-foot ceilings, 42-inch soaking tubs, and chef-inspired kitchens with extra-large (six-foot-by-eight-foot) islands. Some of the homes have screened patios or balconies with ceiling fans, and many have a separate laundry room. Residents can also rent separate garages and storage areas.

The beautiful grounds include a half-mile walking trail around the community's lake and fountain. The resort-style swimming pool is open year-round, and residents can often be found relaxing on the pool

deck—even in December and January. A deluxe gas grill, a covered outdoor conversation area with fireplace, and picnic tables add to residents' outside enjoyment.

The community's clubhouse includes a club-size fitness facility with cardio theater and aerobics room, a fireplace, cyber café, built-in gourmet coffee bar, and media wall. This is an energy-efficient building that earned LEED (Leadership in Energy and Environmental Design) certification. This certification recognizes that the building was designed in an environmentally responsible way and that it uses resources efficiently. Although the apartments themselves are not LEED certified, they do include some energy- and water-saving features such as low-flow toilets and shower heads.

While people looking for apartment homes may come to the apartment community because of its amenities, they stay because of the outstanding service provided by the staff.

"As a regional manager, I get to hear the positives and the negatives about various apartment communities, and what I hear from the residents at Carlyle at Bartram Park is that the service is just impeccable," said Wolter. "Putting aside the pool, the

fountains, and all of the other amenities, it comes down to residents truly feeling like they are at a world-class resort with world-class service. Traci and her team provide that."

"We love the community, we are proud of the community, and we genuinely care about finding someone an apartment home and having them stay with us for as long as they can," added Pearce. The staff encourages the sense of community through events such as the weekly food truck visits and monthly get-togethers that range from movie nights by the pool to start-of-the-school-year events where the kids receive backpacks and pizza. For holiday parties, the staff supplies turkey, ham, and all of the fixings for the more than 100 residents who attend.

Residents also enjoy the convenience of living at Carlyle at Bartram Park. It is close to I-95, I-295, and A1A and to major employers in the area like Baptist South Hospital and the many businesses at Flagler Center.

Beach lovers will also find Carlyle at Bartram Park a convenient place to call home. "We are 15 to 20 minutes from Ponte Vedra and Jacksonville Beach, and we're close to St. Augustine as well," said Pearce. ▲

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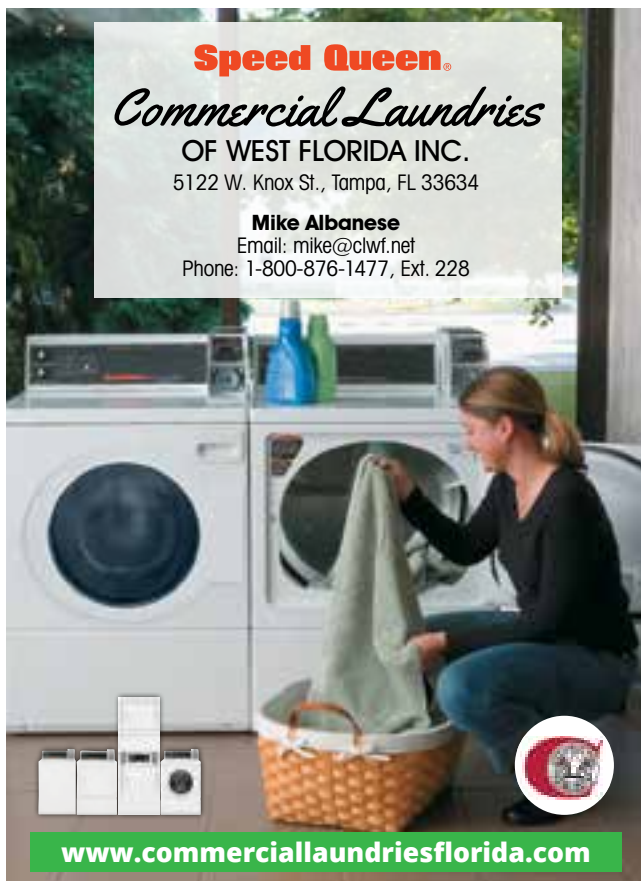
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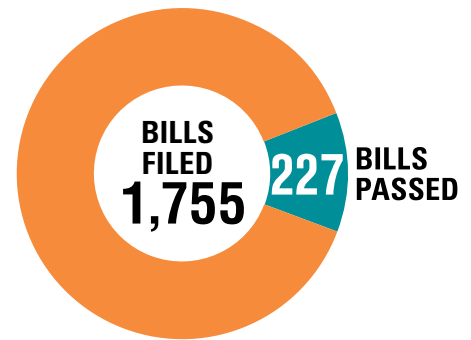
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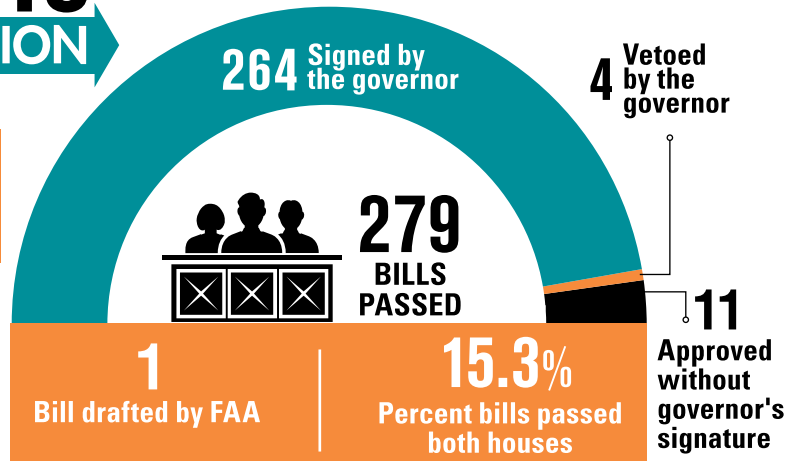
Florida's Legislature by the Numbers

**2015
SESSION**



BILLS FILED
1,814

**2016
SESSION**



STATE BUDGET

\$82,348,890,392

Total budget of Florida state for fiscal year beginning July 1, 2016.

\$200.1 MILLION

Total housing funds allocated for 2016

\$135.5
MILLION

SHIP affordable housing funds (for single family homes)

\$64.4
MILLION

SAIL affordable housing funds (for apartments):



PARTY POLITICS

40

State senators



40

Senate seats up for election in 2016



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4 years

120

State representatives



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Term-limited House seats up for election in 2016: **22**

Republican held seats: **13**

Democrat held seats: **9**

Other House seats up for election: **59**

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