

PROPOSED ORDINANCE NO. 2006-003

REVISION NO. 3

ORDINANCE NO. 1544

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, REQUIRING ALL HOMEOWNERS' ASSOCIATIONS AND CONDOMINIUM ASSOCIATIONS, AS DEFINED BY CH. 720 AND CH. 718, F.S., RESPECTIVELY, TO DESIGNATE AN OFFICER TO BE AN EMERGENCY CONTACT PERSON; REQUIRING ALL HOMEOWNERS' ASSOCIATIONS AND CONDOMINIUM ASSOCIATIONS TO PROVIDE THE NAMES, ADDRESSES, AND PHONE NUMBERS OF THEIR PROPERTY MANAGERS, EMERGENCY CONTACT PERSONS, AND AT LEAST ONE OTHER BOARD MEMBER; PROVIDING FOR THE TIME PERIOD IN WHICH THE ASSOCIATIONS MUST PROVIDE THE CITY WITH THIS EMERGENCY CONTACT INFORMATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Pembroke Pines desires to be able to best provide for the health, safety and welfare of the residents of the City in all situations, including emergencies; and

WHEREAS, the City Commission of the City of Pembroke Pines finds that there were communication difficulties between City officials and residents during the previous two hurricane seasons; and

WHEREAS, the City Commission finds that being able to readily access, contact and communicate with the board members of Homeowners' Associations and Condominium Associations will better enable City officials to inform and instruct residents during times of crisis; and

WHEREAS, it is not the City's intention to invade the personal privacy of Homeowners' Association and Condominium Association board members, but rather to ensure the most efficient communication possible between City

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officials and residents, including residents in gated and private communities;
and

WHEREAS, the City Commission finds that the purpose of this ordinance serves the health, safety and welfare of the residents and citizens of Pembroke Pines.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Chapter 32 of the Code of Ordinances of the City of Pembroke Pines is hereby amended by enacting a new section, §32.504 entitled "Homeowners' Association and Condominium Association Board Member Emergency Contact Information" to read as follows:

**§32.504 HOMEOWNERS' ASSOCIATION AND
CONDOMINIUM ASSOCIATION BOARD MEMBER
EMERGENCY CONTACT INFORMATION**

Homeowners' Associations and Condominium Associations, as defined by Ch. 720 and Ch. 718, as amended from time to time, respectively, located within the City of Pembroke Pines shall designate one of their officers to be an emergency contact person. Each Homeowners' Association and Condominium Association shall provide the City Clerk the name, address and phone number of the Association's property

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manager, emergency contact person, and at least one other board member. The Associations, at their discretion, may provide the City with the contact information of additional board members to be used in the event of an emergency or natural disaster. Current Associations shall provide the contact information of the necessary individuals no later than June 30, 2006. Thereafter, the Associations shall provide the contact information of the necessary individuals no later than April 1 each year or within thirty (30) days of an election of new board members. The Homeowners' Association and Condominium Associations are responsible for providing updated information within thirty (30) days in the event there is a change in their board membership. The contact information for Homeowners' Association and Condominium Association board members shall only be used in accordance with Ch. 119, F.S., as amended from time to time.

Section 3. It is the intention of the City Commission of the City of Pembroke Pines, Florida that the provisions of this ordinance shall become and be made a part of the City of Pembroke Pines Code of Ordinances. The sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 4. All ordinances inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 5. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

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Section 6. This ordinance shall become effective upon its passage

and adoption by the City Commission.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA ON FIRST READING THIS 19th DAY OF
April, 2006.**

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA ON SECOND READING THIS 17th DAY OF
May, 2006.**

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

BY:

 5/25/06
JUDITH A. NEUGENT, CITY CLERK


MAYOR FRANK ORTIS

ORTIS AYE

ARMSTRONG AYE

CASTILLO AYE

SHECHTER AYE

SIPLE AYE

APPROVED AS TO FORM:


OFFICE OF THE CITY ATTORNEY