

Association Management Newsletter

Leading Edge C.A.M.

May

2020

Owners are Responsible for Contractors

We understand during this COVID pandemic owners are hiring contractors to perform work inside your unit/home. What many owners may not realize is they are responsible for who they hire. Any damage

to common elements is the responsibility of the owner. If you are planning on having work completed, we highly recommend confirming your contractor has proper insurance and licensing for the work.

Below are websites for your reference that may assist you in finding the right contractor.

<http://www.pinellascounty.org/build/faq.htm>

<https://public.co.pinellas.fl.us/clbsearch/index.jsp>

If your contractor does not have proper licensing or insurance, you may be sued directly for all damages.

COVID UPDATE INFO: <https://floridahealthcovid19.gov/news/>
<https://covid19.pinellascounty.org/>

Owners are Responsible for Guests

You may have guests that stay in your unit/home when you are with them and when you are not. Please keep in mind your Association documents have limits that regulate how guests are defined.

What most owners do not realize is that the owners are ultimately responsible for their guests. If you have a guest that accidentally causes damage to the common element's you will be responsible for the

damages. It does not matter if you are with them or not, but they are at the Association based on your authorization.

Please familiarize yourself with the Governing Documents of the Association. This includes the Rules and Regulations.

Please park in your designated space as the visitor spaces are first come first serve for non-residents of the Association.

If you have an A/C inspection scheduled, please have the contractor call or send us an email regarding the time date and unit. We ask that the

vendors that go on the Association roof are properly insured prior to providing them the access (if applicable).



Service Requests

<http://www.leadingedgecam.com/Pages/ServiceRequest.aspx>

Accounting Department

www.commonscpa.com

Florida Statutes and Rules

<http://www.myfloridalicense.com/dbpr/lsc/statutes.html>

New Florida Statutes in effect:

<http://www.flsenate.gov/Statutes/>

"To provide Associations Peace of Mind"

Leading Edge CAM Management Office
Leading Edge C.A.M.
901 North Hercules Avenue Suite A
Clearwater, Florida 33765

Ben Commons
(727) 403-0307

Accounting Office
(727) 461-9770

Leading Edge C.A.M.
Service@LeadingEdgeCAM.com