POSSIBLE RESEARCH/Writing TOPICS

Research, Analysis and Writing Involving:

1. Corporate laws and customary practice relating to the fiduciary duties of community association board members.

2. First Amendment and other constitutional rights and issues relating to the community association (i.e., free speech, freedom of religion, due process, privacy).

3. Contemporary issues and strategies involving the collection of community association assessments, lien rights, “safe harbor” provisions, etc.

4. Covenant and rules enforcement; grievance procedures, fines, arbitration vs. litigation, etc.

5. Construction defect claims, statutory warranties, and applicability of Chapter 558 within a community development setting.

6. The process and procedures for an orderly transition of community control from the developer to owners.

7. The amendment process for community association documents, addressing topics such as due authority, reasonableness, balancing of interests, flexibility, and vested rights.

8. Age restrictions and handicapped status protections in the community association.

9. Special issues applicable to commercial, retail or industrial condominiums.

10. Rights reserved in favor of the declarant (i.e., providing for sufficient flexibility, control, and potential income to the declarant).

11. Reciprocal easements and/or covenants applicable to mixed-use or multi-tiered communities.

12. Arbitration issues and procedures involving condominium association disputes through the Department of Business and Professional Regulation.

13. Contract drafting and relevant issues/ protections applicable to community
associations (i.e., property management contracts, roofing contracts, security contracts, concrete restoration contracts).

14. Tobacco smoking and second-hand smoke within the community association.

15. "Green building", LEED Certification, and environmental considerations in the construction and development of a Condominium.


17. Special drafting and relevant issues involving the condominium conversion.

18. Termination of the Condominium regime.

19. Case study and analysis of a recent judicial decision or statutory enactment significant to the community association industry.

20. Insurance coverage issues involving the community association, owners, and third parties.

21. Bankruptcy applicability and issues involving the community association.

22. "Material alteration" determination and voting requirements within a community association.

23. Land use and zoning procedures applicable to the community development process.

24. Applicable restrictions and parameters for owner and tenant approval by the community association.

25. Liability of community associations for third party acts and omissions (i.e., the Trayvon Martin case).

26. Fannie Mae and Freddy Mac financing restrictions affecting property within the community association.

27. "Prescription pets" and/or other animal issues within the community association.

28. Cable television and telecommunication issues involving the community association.

29. Ethical issues and responsibilities involving the drafting of community documents and/or the legal representation of the community association.