



CHARLIE CRIST
GOVERNOR

June 30, 2008

2008 JUN 30 PM 5:21
FALL HASSEE, FLORIDA
FBI

Secretary Kurt S. Browning
Secretary of State
R. A. Gray Building
500 S. Bronough Street
Tallahassee, Florida 32399

Dear Secretary Browning:

By the authority vested in me as Governor of the State of Florida, under the provisions of Article III, Section 8, of the Constitution of Florida, I do hereby withhold my approval of and transmit to you my objections to, Council Substitute for Council Substitute for House Bill 679, enacted during the 110th Session of the Legislature of Florida, since statehood in 1845, during the Regular Session of 2008 and entitled:

An act relating to residential properties...

The bill provides many clarifying changes for condominium association and homeowners' association activities, including annual meeting requirements, access to official association records and budget and reserve account requirements. For homeowners' associations, it revises the pre-suit dispute resolution procedure to include both mediation and arbitration. It also extends an exemption from Department of Health swimming pool supervision given to certain condominium and cooperative associations to homeowners' associations subject to the same requirements.

I have concerns that this supervision and inspection exemption for homeowners' association swimming pools would present a danger to the health and safety of Floridians who frequent such pools. Under the bill, smaller homeowners' associations that meet certain requirements would be completely exempt from the routine inspections done by the Department of Health to ensure that water quality and safety requirements are met. Some larger homeowners' associations would only receive one routine Department of Health swimming pool inspection to check for water quality and equipment, instead of the two annual inspections such association pools currently receive. I cannot allow the families that use the approximately 7,300 public pools found at homeowners' associations across the state to be endangered by water-related illnesses and other safety hazards due to this loss or decrease in state supervision.

For this reason, I withhold my approval of Council Substitute for Council Substitute for House Bill 679, and do hereby veto the same.

Sincerely,

A handwritten signature in black ink that reads "Charlie Crist".

Charlie Crist