

Consider the advantage of a “double bulk” service, ensuring a baseline internet connection remains active year-round. This allows remote access to thermostats and security cameras, providing peace of mind while you’re away. Plus, our seasonal plans allow you to pause retail add-ons with no charge while you’re away with no reactivation fees upon your return! Fibernow offers high availability and concierge customer service with a dedicated community account manager. Whether you need a refresher or reactivation support, our team and on-site technicians are ready to assist. Welcome home to seamless connectivity.

Jose Eguetz, Sr., is sales engineer at Fibernow. For more information, call 800-920-7701, email sales@fibernow.com, or visit www.fibernow.com.

TAKE CARE OF YOUR UNIT BY JUSTIN SMITH AND JONATHAN GOLDSTEIN



While some owners may reside in their condominium units seasonally, it is always important for them to remember that their responsibility for their unit runs year-round and an “out of

sight, out of mind” approach puts the owner, unit, and association at risk. An association board’s rule-making authority is an important tool to ensure vacant units are maintained and reduce the association’s risks for damage to the common elements and potential uninsured losses. In the case of an extended vacancy, it is not uncommon for rules to require that owners provide prior notice of the vacancy, maintain a minimum thermostat temperature, designate a person to regularly inspect the unit, and shut off the water supply. The foregoing examples are reasonably intended to reduce the spread of water, mold, or other damage from a unit to the common elements due to delayed reporting. Delayed reporting puts an association at risk of an uninsured loss for failure to timely report.

Unit owner noncompliance not only puts them at risk of adverse enforcement measures but also for liability for damages, including an adverse allocation of responsibility for losses from insurable events pursuant to Section 718.111 (11)(j), Fla. Stat. This statute states that noncompliance with the Declaration or rules by an owner, the members of their family, unit occupants, tenants, guests, or invitees can leave the unit owner responsible for the costs of repair or replacement of any portion of the condominium property not paid by insurance proceeds.

It is extremely important for any owner to understand and comply with their maintenance obligations to ensure they are returning to their unit in the same or better condition than they left it at the end of last season.

Justin Smith is senior associate and Jonathan Goldstein is equity partner at Haber Law. For more information, call 305-379-2400 or visit www.haber.law.

BE PREPARED AND STAY AHEAD: SMART INFRASTRUCTURE MANAGEMENT FOR SNOWBIRD COMMUNITIES

BY JACOB CROWE



Welcome back to Florida! Seasonal communities face unique infrastructure challenges that require both emergency preparedness and proactive management strategies.

When emergencies strike during peak occupancy, rapid response becomes critical. Hinterland Group’s 24/7 emergency services ensure sewer backups,

stormwater failures, and water line breaks are addressed immediately using advanced trenchless technologies like CIPP rehabilitation and spray-applied geopolymer repairs.

However, smart communities are shifting from reactive repairs to proactive maintenance. Our PRIME maintenance program provides year-round infrastructure monitoring, preventing issues before they become costly emergencies. Regular video inspections and scheduled maintenance keep systems operating efficiently while you’re away.

Our environmentally friendly trenchless solutions rehabilitate aging infrastructure without disrupting community aesthetics or resident comfort. This approach extends pipe life by decades, reduces long-term costs, and prevents unexpected special assessments.

Partner with Hinterland Group for comprehensive emergency response and proactive maintenance solutions across FL, GA, AL, LA, TX, TN, SC, NC, and VA. Protect your investment and ensure uninterrupted enjoyment of your Florida lifestyle.

Jacob Crowe is vice president of trenchless technologies and business development at Hinterland Group. For more information, call 561-640-3503, email jcrowe@hinterlandgroup.com, or visit www.hinterlandgroup.com.

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