



# HOAS AND FLORIDA-FRIENDLY LANDSCAPING

*Demystifying HOAs and how MGVs can be agents of change*

**Taylor Clem, PhD**

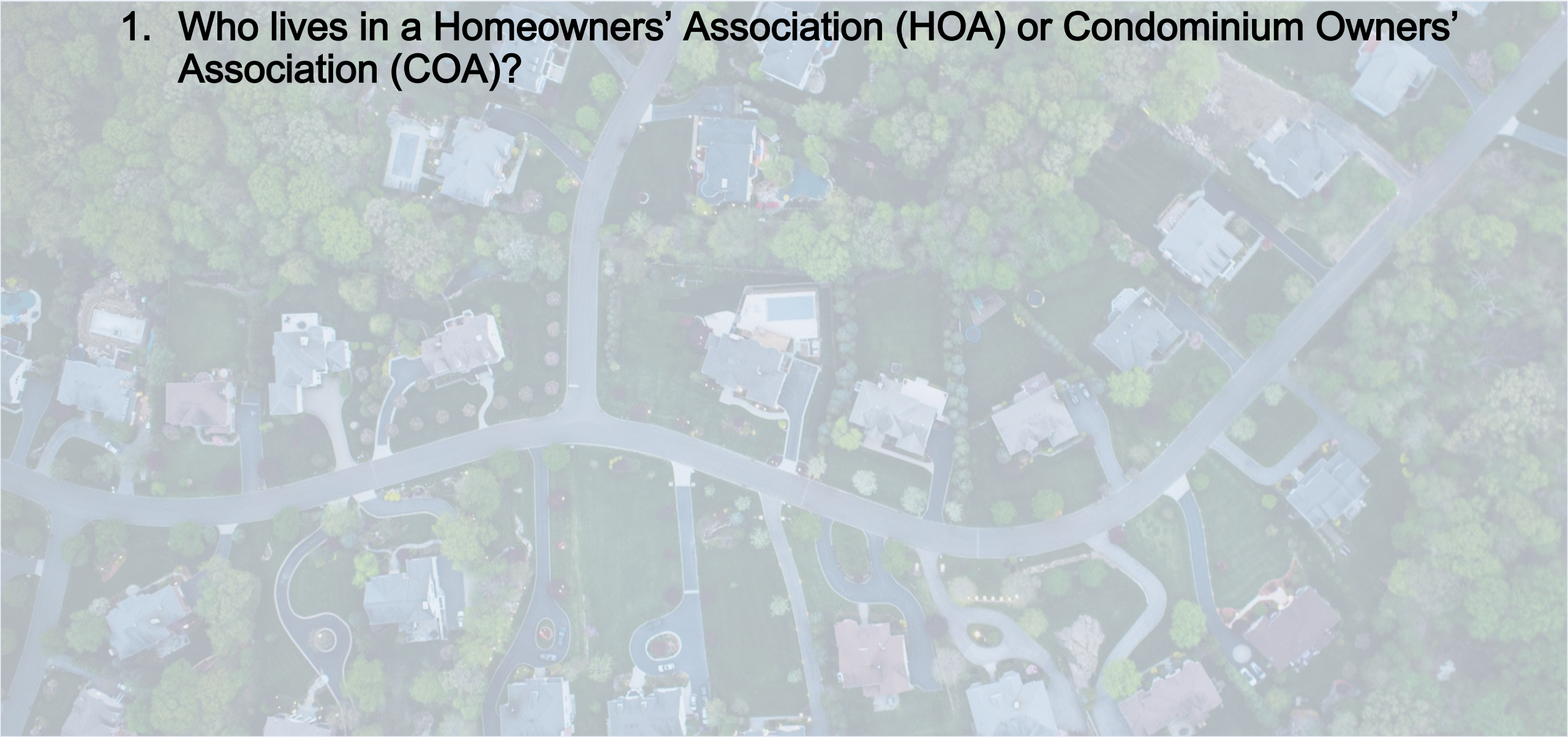
Horticulture Agent II and CED

UF/IFAS Extension Nassau County



# Introduction

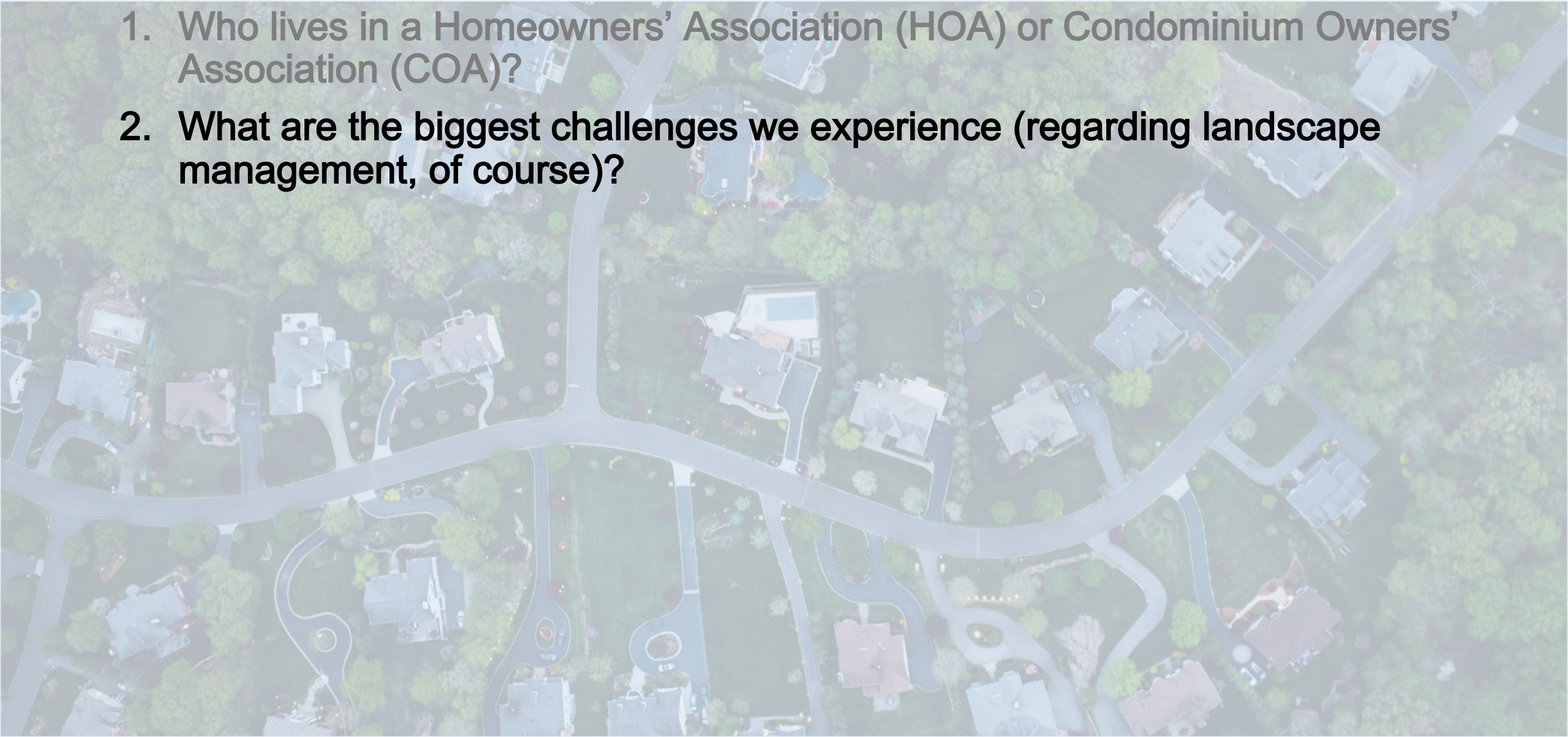
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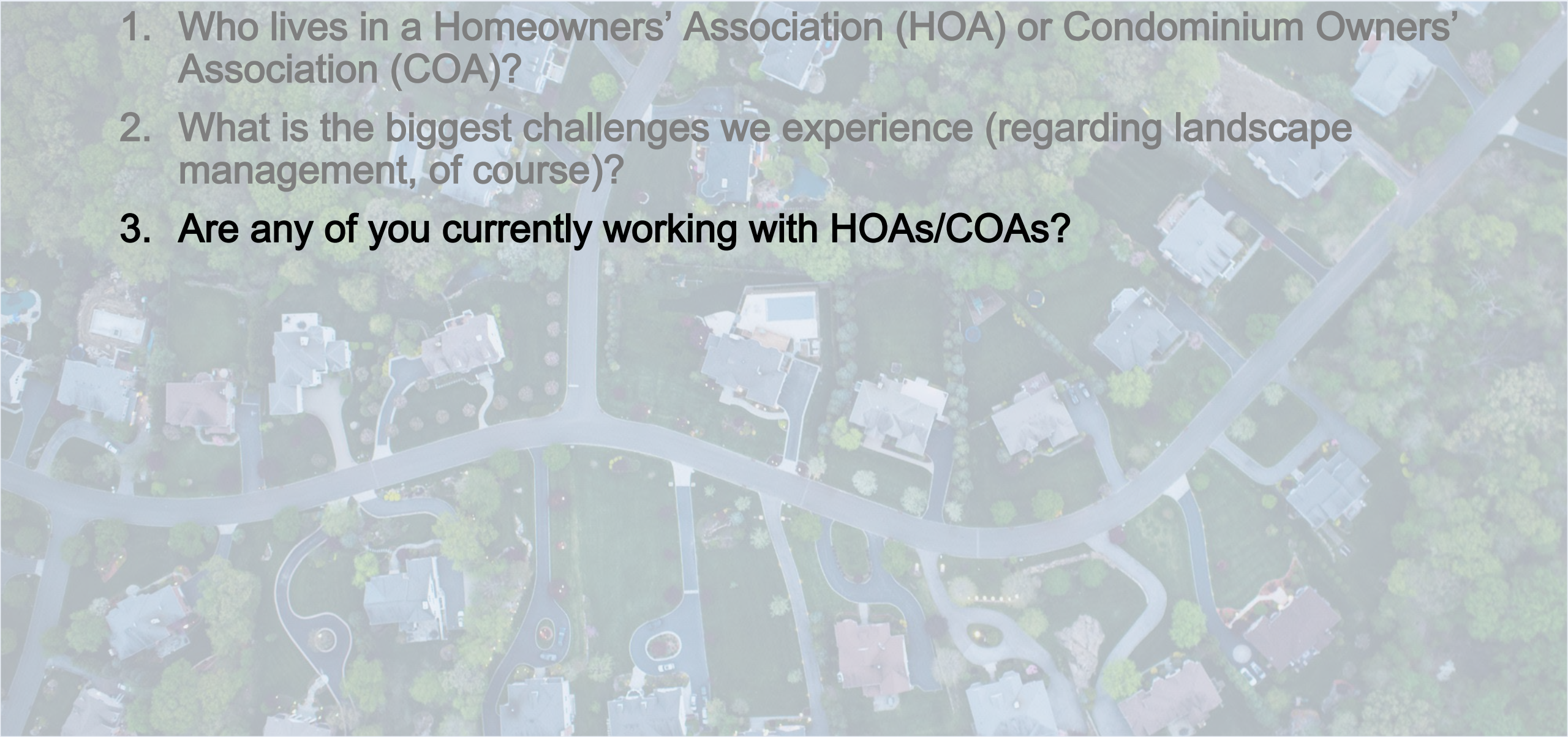
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3. **Are any of you currently working with HOAs/COAs?**





# Introduction

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2. What is the biggest challenges we experience (regarding landscape management, of course)?
3. Are any of you currently working with HOAs/COAs?
4. **Why should MGVs think about volunteer efforts with HOAs/COAs?**



# Demystifying the Acronyms...





# Demystifying the Acronyms...

- PUD—Planned Unit Development

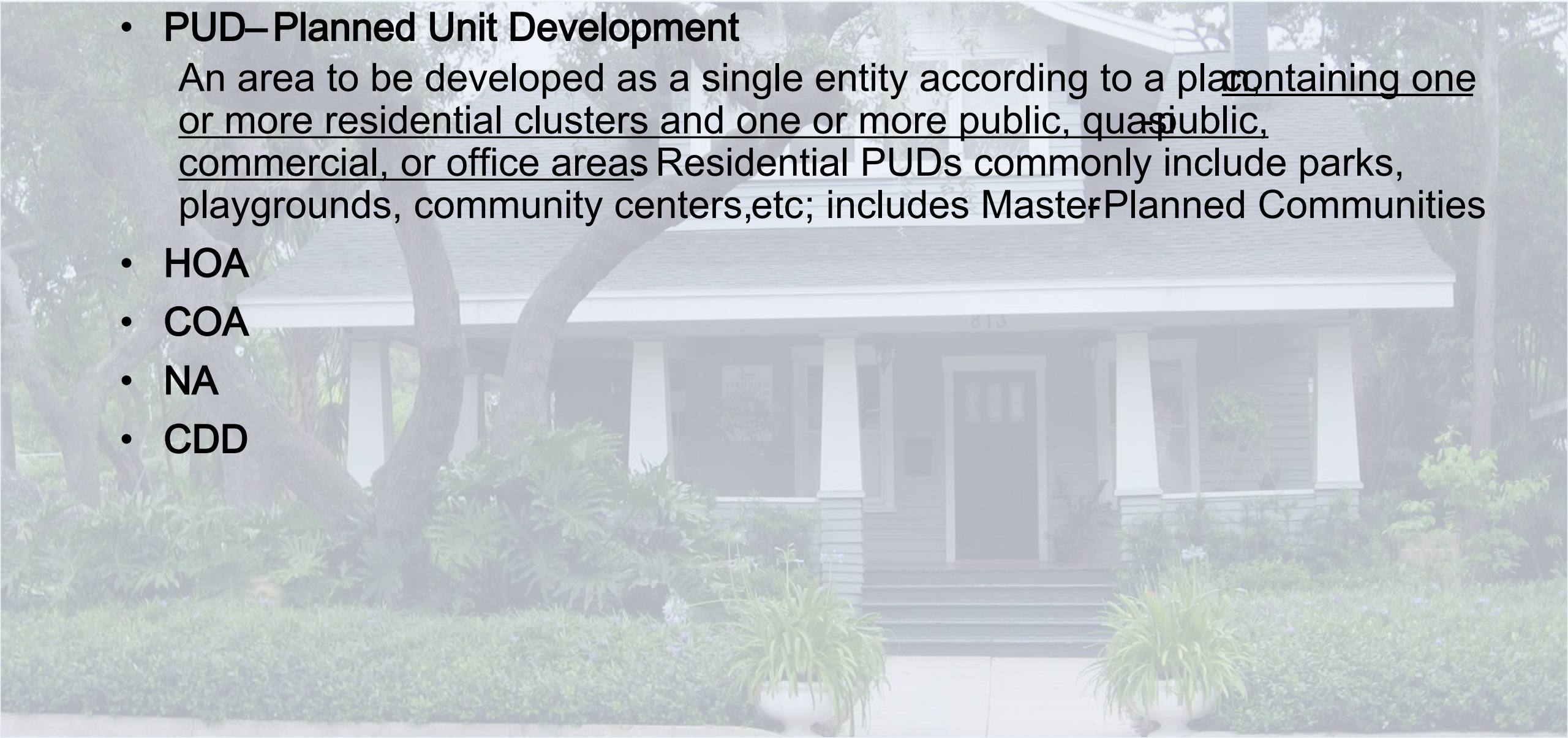
An area to be developed as a single entity according to a plan containing one or more residential clusters and one or more public, quasi-public, commercial, or office areas Residential PUDs commonly include parks, playgrounds, community centers, etc; includes MasterPlanned Communities

- HOA

- COA

- NA

- CDD





# Demystifying the Acronyms...

- PUD—Planned Unit Development
- HOA—Homeowners' Association

A private organization managing a residential community, typically detached or semi-detached homes by creating/enforcing rules and collecting fees. Helps manage private and common properties.

- COA
- NA
- CDD





# Demystifying the Acronyms...

- PUD—Planned Unit Development
- HOA—Homeowners' Association
- COA—Condominium Association  
Similar to HOAs, but property is managed typically as common property only, no private property.
- NA
- CDD



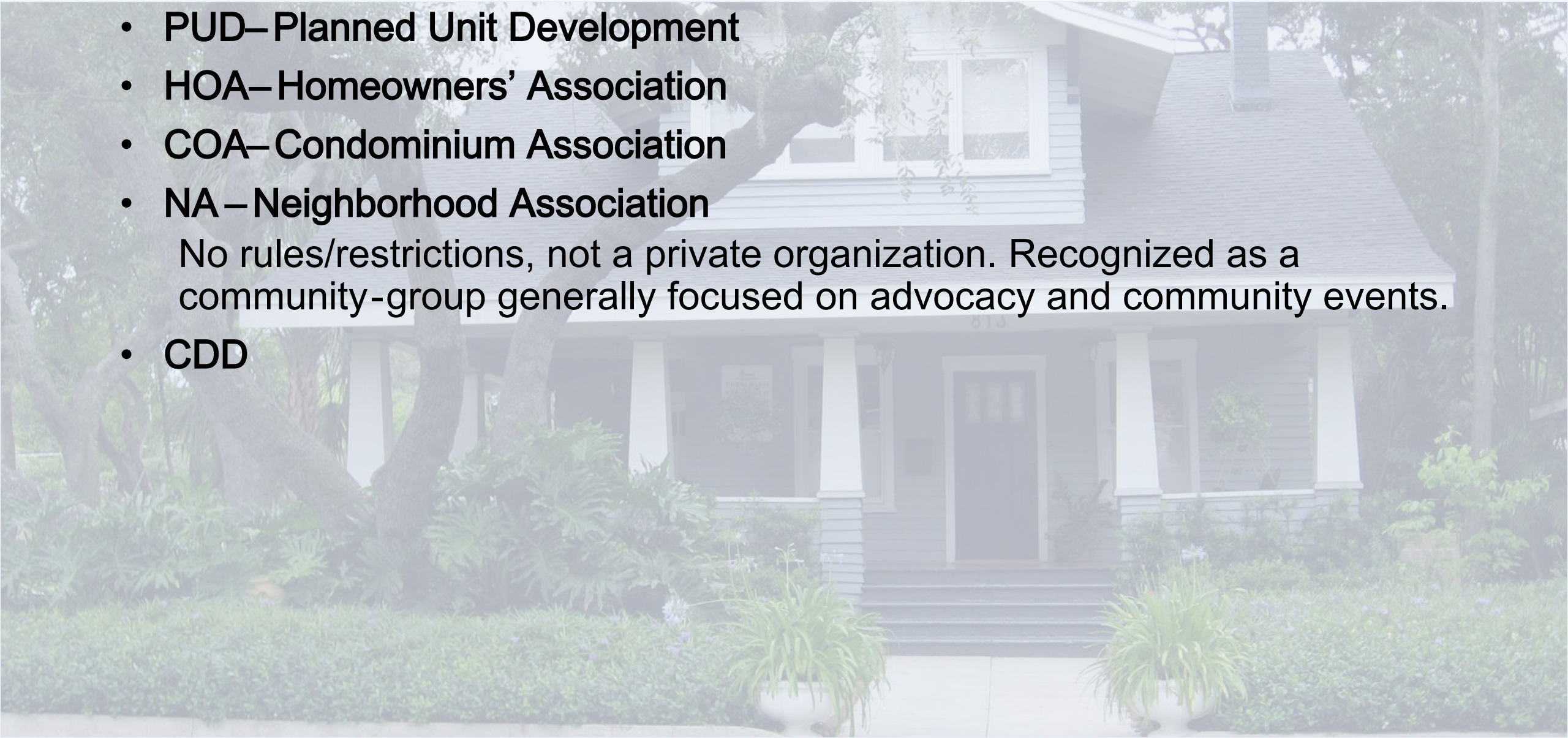


# Demystifying the Acronyms...

- PUD—Planned Unit Development
- HOA—Homeowners' Association
- COA—Condominium Association
- NA—Neighborhood Association

No rules/restrictions, not a private organization. Recognized as a community-group generally focused on advocacy and community events.

- CDD

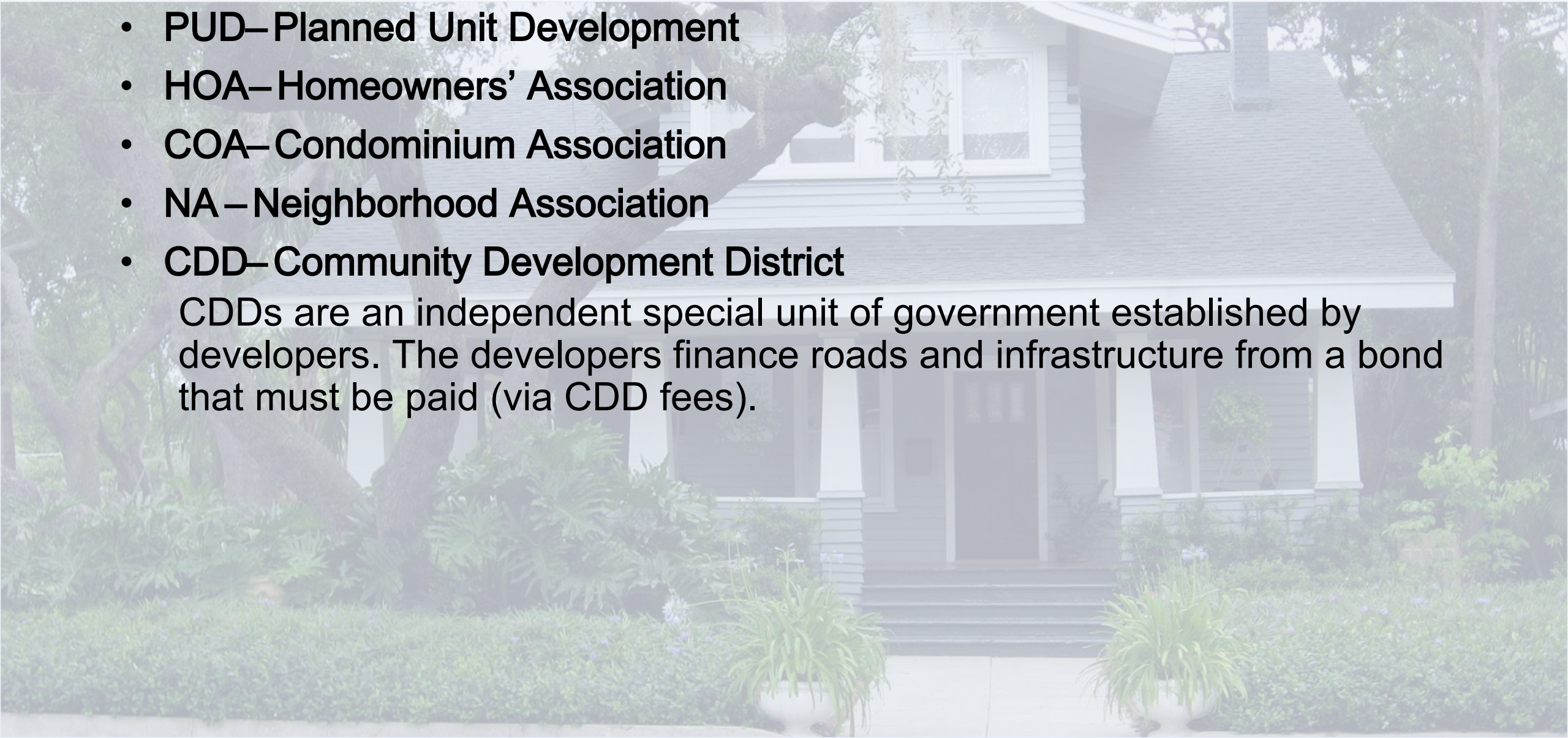




# Demystifying the Acronyms...

- PUD—Planned Unit Development
- HOA—Homeowners' Association
- COA—Condominium Association
- NA—Neighborhood Association
- CDD—Community Development District

CDDs are an independent special unit of government established by developers. The developers finance roads and infrastructure from a bond that must be paid (via CDD fees).





# Piecing it together...

## HOAs in Florida

- 45% of Florida homes are in HOAs (national avg. 22%) that's about 4,524,505 housing units (roughly)
- Goal is to maintain property values through implementing neighborhood standards



# Piecing it together...

## Roles/Responsibilities of HOAs with CDDs

### HOA is homeowner or builder/developer controlled

- Builder/Developer controlled until 90% build-out
- At 50% build-out, one homeowner is elected to HOA board



# Piecing it together...

## Roles/Responsibilities of HOAs with CDDs

CDD is a five member board, typically appointed by the builder than homeowner appointed. CDD must operate similar to a government body. They must have...

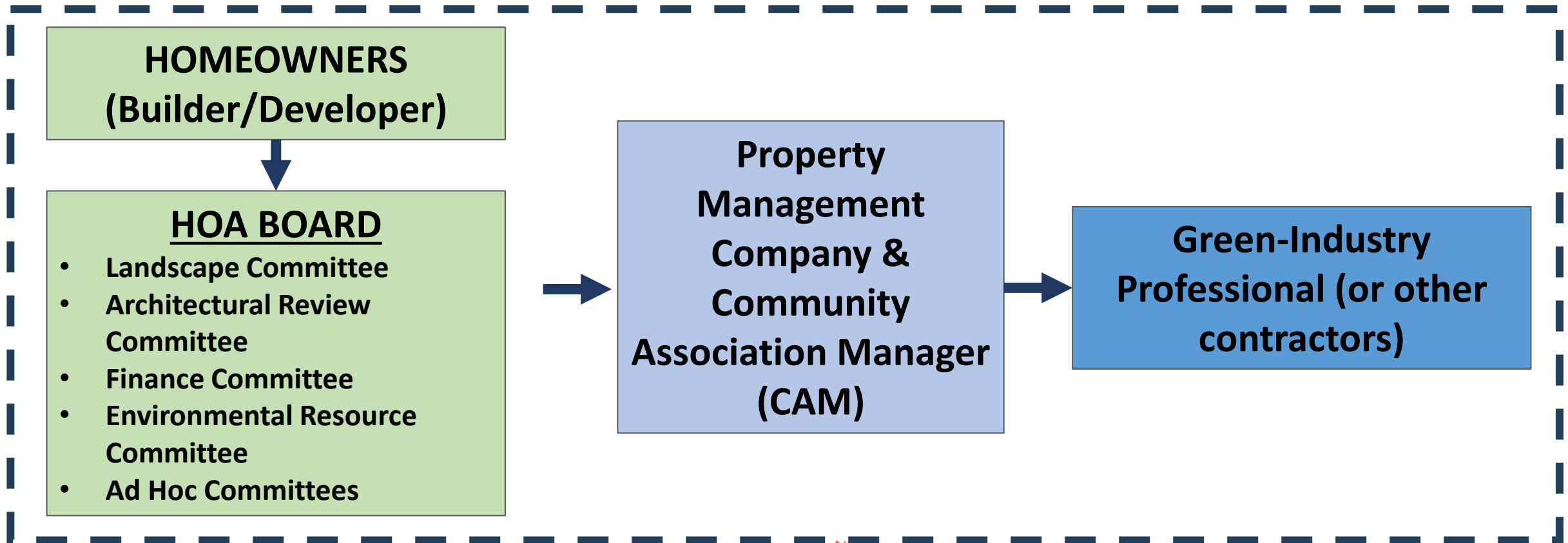
- Agendas/Minutes
- Meeting Announcements
- Subject to Sunshine State Laws



# Piecing it together...

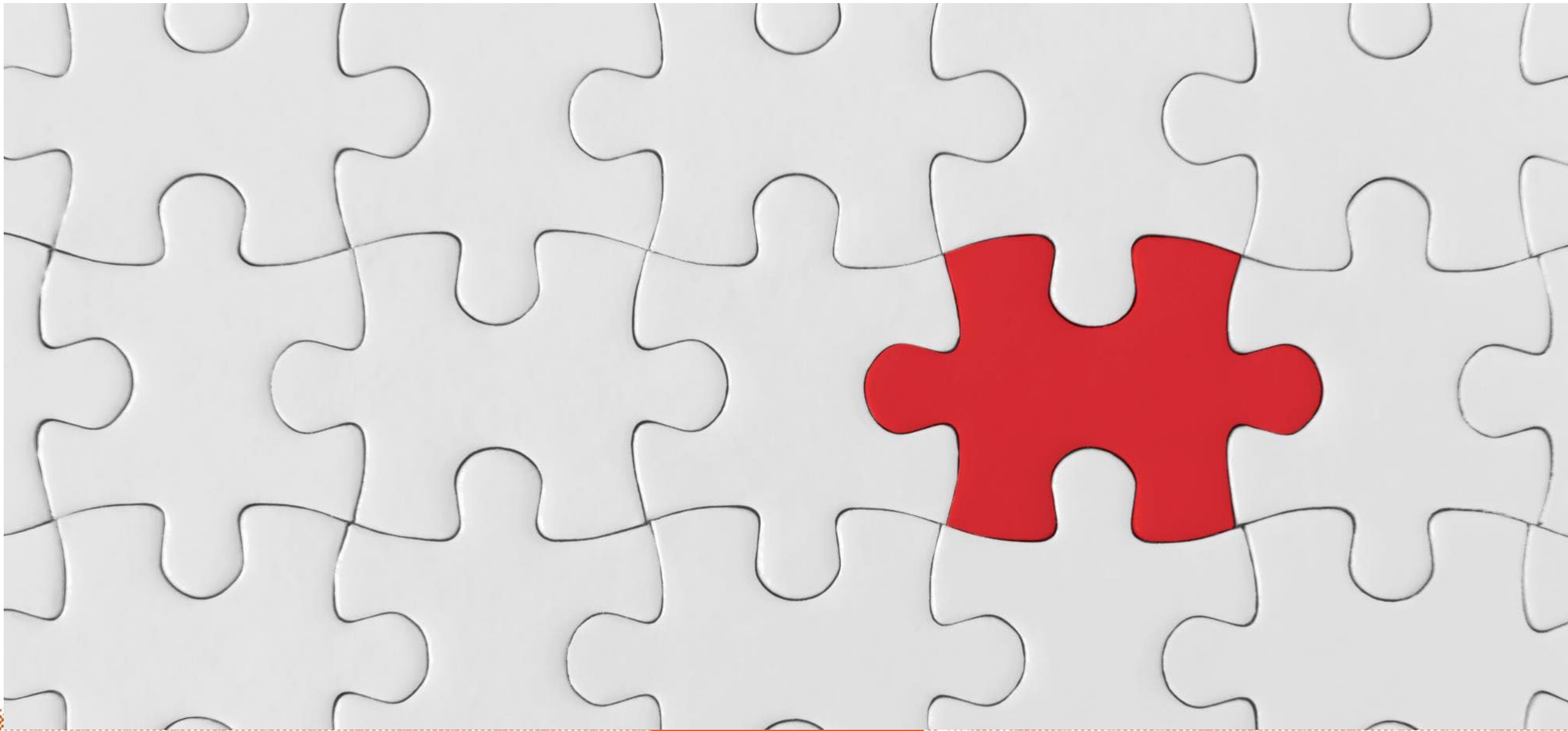
## HOA Structure—The Key Players

### The HOA





**But what's missing!?**



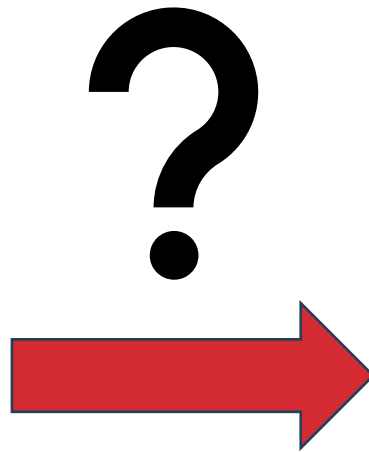
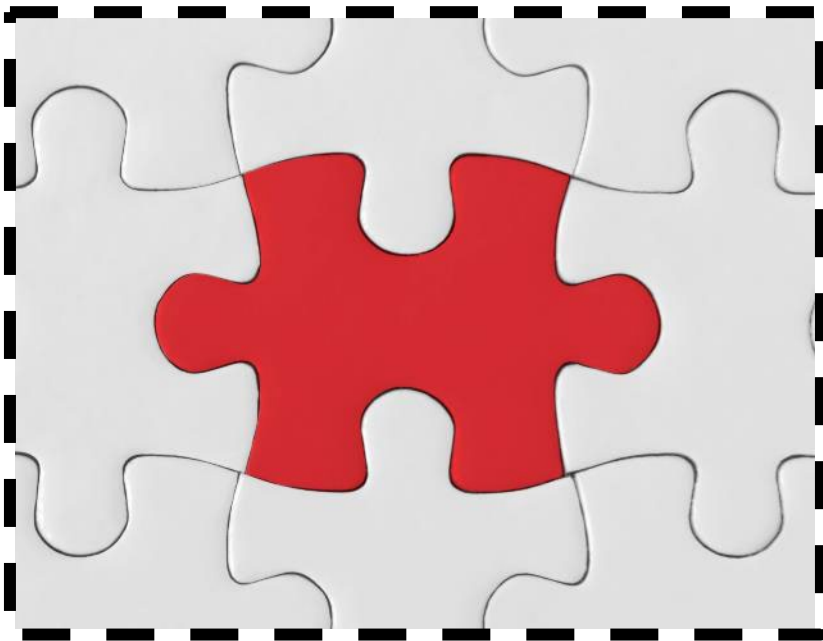


# But what's missing!?

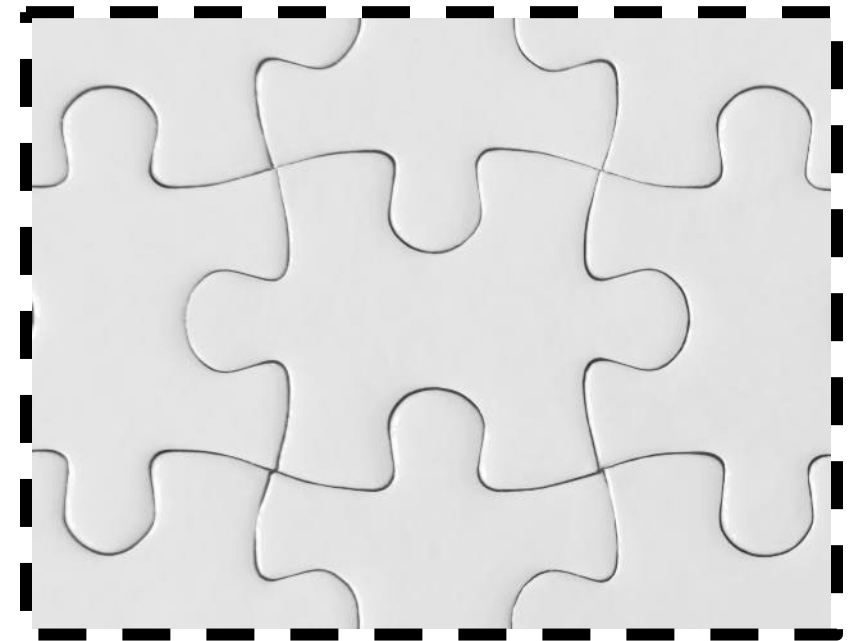
Consider the missing pieces...

1. What are the biggest “threats” to Florida?
2. Generally- what are the biggest concerns/criticisms of HOAs?
3. From the perspective of an MGV and extension what is missing?

**The Existing HOA**



**The Ideal, FFL HOA**

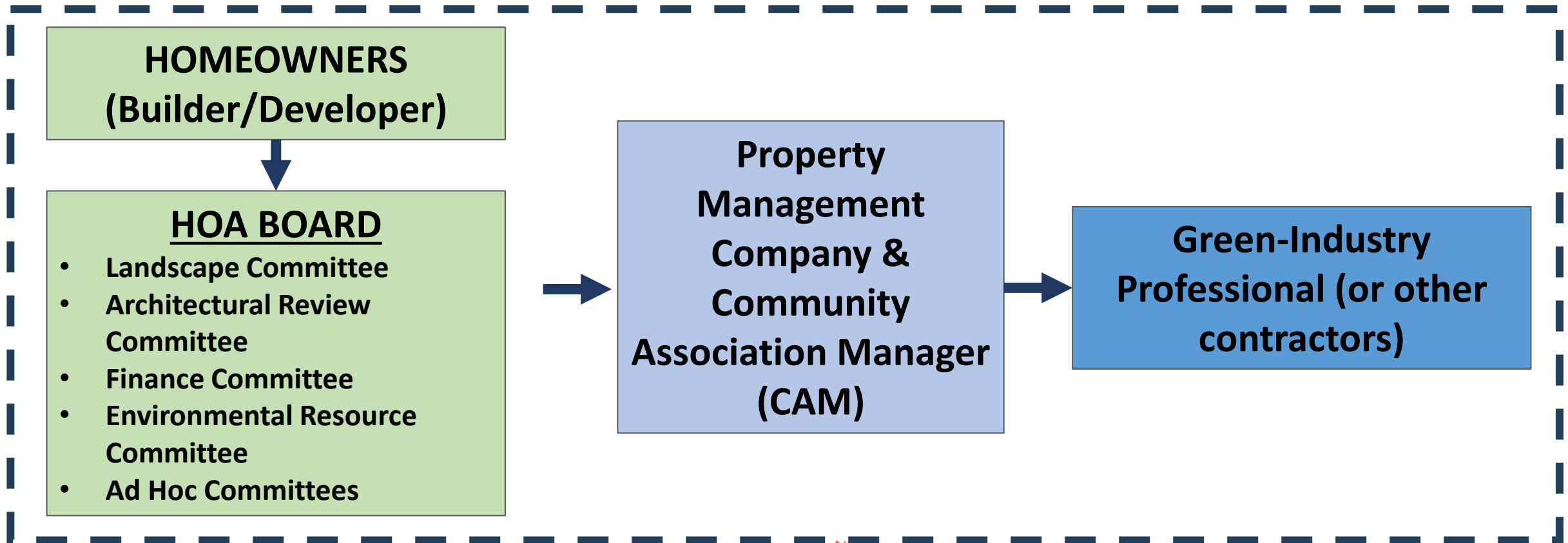




# MGVS as the Agents of Change

What should we change to allow the new FFL HOA?

The HOA





# MGVS as the Agents of Change

LET'S BRAINSTORM!!!!

Audience	Homeowners	HOA Boards/Landscape Committees	Community Association Managers	Green-Industry Professionals
What do you want them to change (behavior, practice)?				
What is the impact of that change?				
What can MGVS or your county extension agent do to make that change?				



# MGVS as the Agents of Change

LET'S BRAINSTORM!!!!

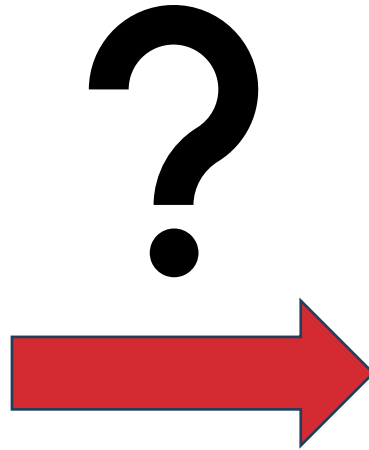
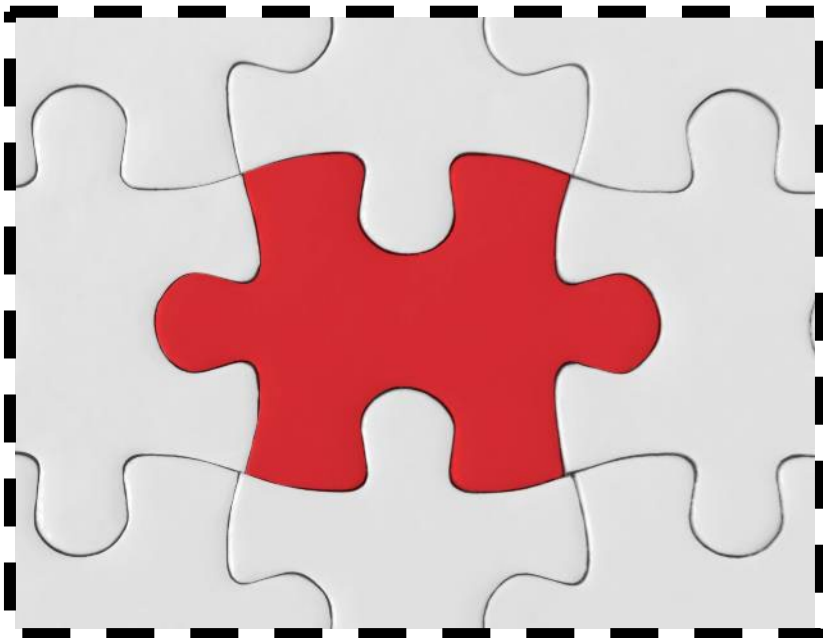
Audience	Homeowners	HOA Boards/Landscape Committees	Community Association Managers	Green-Industry Professionals
What do you want them to change (behavior, practice)?	Their beliefs and attitudes of FFLs			
What is the impact of that change?	Increased willingness to adopt FFL principles			
What can MGVs or your county extension agent do to make that change?	Community garden clubs; community presentations; etc.			



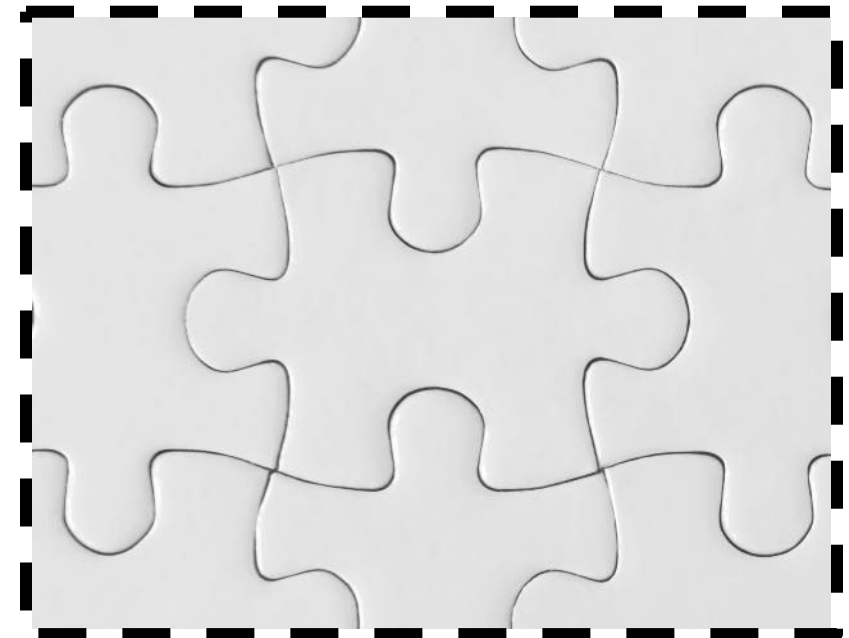
# MGVS as the Agents of Change

Should we target one change and one target audience?

The Existing HOA



The Ideal, FFL HOA



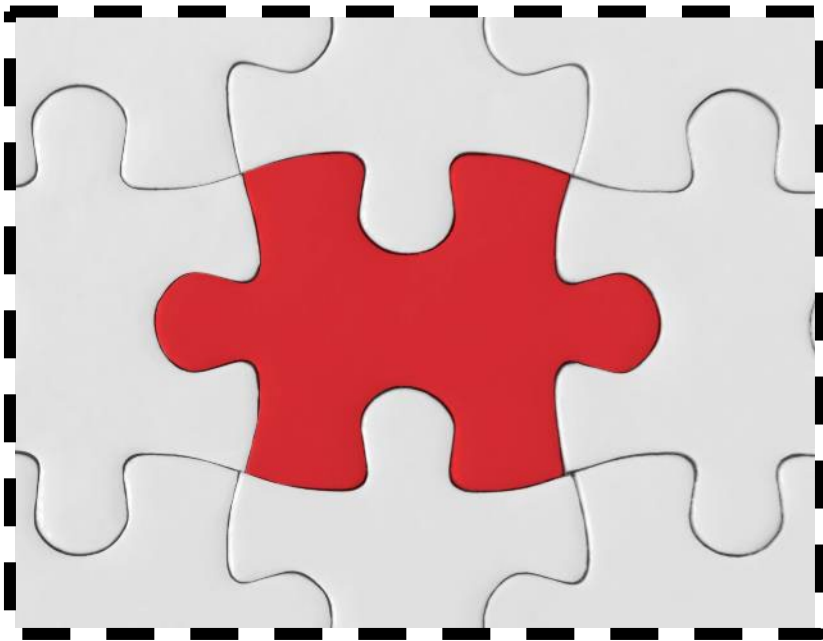


# MGVS as the Agents of Change

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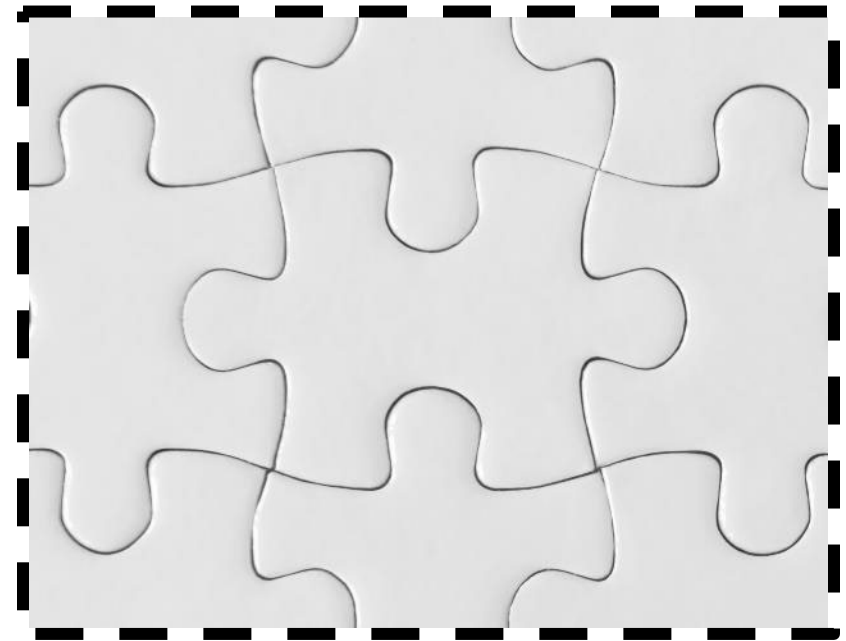
No, multiple interventions. Complimentary bottom-up and top-down.

**The Existing HOA**



- FFL Programming
- MGVS
- Extension Agents
- Community Leaders
- Community Partners
- The Target Audience

**The Ideal, FFL HOA**





# MGVS as the Agents of Change

Should we target one change and one target audience?

No, multiple interventions. Complimentary bottom-up and top-down.





# MGVS as the Agents of Change

## IMPORTANT CHANGES (Our Opportunity)

- If serving an HOA with fewer than 2,500 parcels, a director must complete at least four hours of CEUs, annually
- 2,500 parcels or more—eight CEUs, annually.



# Thank You



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