



Grandview PALACE *Newsletter*

Volume 15 Issue 7

A Newsletter for the Residents of Grandview Palace Condominium Association

August 2026

GRANDVIEW PALACE
Condominium Association, Inc.
7601 E Treasure Drive #25
North Bay Village, Florida 33141

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Stay Connected, Stay Protected

*Why Keeping Your Owner & Resident Information Current
Is a Legal Responsibility — Not Just a Courtesy*

At The Grandview Palace, the accuracy of our owner and resident records is more than an administrative detail — it is the foundation that allows the Association to communicate with you, protect your rights, and comply with Florida law. This month, we want to highlight why keeping your information updated matters, and what the law actually requires.

Why Your Information Matters

Every notice you receive as an owner — meeting announcements, budget packages, assessment statements, insurance updates, hurricane preparedness alerts, and violation notices — depends on the Association having your correct mailing address, email, and phone number on file. When records are outdated, owners miss critical deadlines, votes, and opportunities to participate in decisions that affect their homes and investment.

WHAT THE LAW REQUIRES

Florida Statute §718.112(2)(f) requires every condominium association to maintain an official membership roster listing each unit, the unit owner(s) of record, and their mailing addresses — and to keep it current as ownership and contact details change.

This roster is part of the Association's Official Records under §718.111(12) and directly supports statutory notice requirements — including annual meeting notices, budget notices, and assessment or violation correspondence under §718.303.

The Association's Legal Responsibility

Under Chapter 718 of the Florida Statutes (the Condominium Act), the Association is legally obligated to maintain accurate Official Records, which include the ownership roster, ballots, financial records, and correspondence. Florida law also requires that official notices — such as the annual meeting notice or a notice of a board meeting where assessments will be discussed — be sent to the address reflected in the Association's records. If that address is wrong, the legal notice requirement is still considered satisfied, which means an owner who fails to

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update their information may unknowingly forfeit their opportunity to be heard.

The Owner's Responsibility

Keeping records current is a shared responsibility. Florida law and the Association's governing documents place the duty on each owner to promptly notify the Association, in writing, of any change in:

- **Contact Information** — Mailing address, phone number, or preferred email for official notices.
- **Ownership Status** — Following a closing, transfer, inheritance, or trust conveyance.
- **Resident/Tenant Details** — Names and vehicle information for anyone residing in or leasing the unit, as required for security and access control.
- **Emergency Contacts** — Names and contact numbers for emergency notification in the event of a storm, water intrusion, or other urgent situation.
- **What Can Go Wrong When Records Are Outdated**
- **Governance** — Missed deadlines for voting, elections, or amendments to the governing documents.
- **Financial Exposure** — Delayed delivery of collection

or violation letters, which can allow fines, interest, or liens to accumulate before an owner is aware.

- **Safety Risk** — Inability to reach owners or emergency contacts during a hurricane, water leak, or life-safety event.
- **Security Gaps** — Unauthorized individuals gaining building access due to outdated resident or vehicle rosters.

How to Update Your Information

Updating your records with the Association takes only a few minutes. Please contact the Management Office at your earliest convenience to confirm or update your mailing address, phone number, email, emergency contacts, and any changes in occupancy or leasing status. Keeping this information current protects your legal rights as an owner and helps the Association serve you and the entire community more effectively.

Thank you for helping us maintain the accuracy, security, and compliance of The Grandview Palace's official records — a shared effort that benefits every owner and resident in our community.

Guillermo Parra, LCAM.

What's My

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A short walk can head off a workplace strain

Stress does not stay in your head. When the pressure climbs, muscles tighten and posture slips, and that tension sets the stage for the sprains, back pain, and other musculoskeletal injuries that sideline workers.

According to Safety and Health Magazine, a National Safety Council publication, one of the simplest defenses is to move. A brief walk, a few stretches, or some light exercise loosens tight muscles and resets posture. Stepping away from a workstation to talk with a coworker gives both the mind and the body a break.



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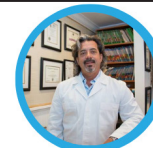
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BACK-TO-SCHOOL SAFETY REMINDER

As the new school year begins next week, the Association would like to remind everyone that traffic in and around our community will increase, particularly during the morning and afternoon school hours.

Please help keep our community and neighboring streets safe by following these important reminders:

- **Drive slowly and obey all posted speed limits.**
- **Allow extra travel time** for increased traffic during school drop-off and pick-up hours.
- **Be alert for children** walking, riding bicycles, or crossing streets, especially near entrances, exits, and sidewalks.
- **Yield to pedestrians** at all crosswalks and intersections.
- **Avoid distractions** while driving. Please refrain from using handheld devices behind the wheel.
- **Watch carefully when backing out** of parking spaces, as children may be difficult to see.
- **Be patient and courteous** with fellow drivers, pedestrians, school buses, and crossing guards.

Together, we can help ensure a safe start to the school year for our residents, our neighbors, and the children in our community. Thank you for your cooperation in making safety a priority.



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