



**Alternative Dispute Resolution Academy (ADRA)**  
**sponsored by Resolute Mediation & Arbitration, Inc. (RM&A, Inc.)**  
Phone: 407-298-3751 • Fax: 407-705-3763

## **Discussions on HOA Disputes**

**Presenter: Guno Ritfeld**

### **2CME General Civil**

This lecture addresses Section 720.311, Florida Statutes – Types of issues that can be mediated and typical disputes such as power of a HOA.

Topics discussed:

- Florida HOA statutes
- Powers of a HOA
- Discussion - Covenants & Equitable Servitude
- Types of disputes that can be mediated (Hypos)
- Prevalent HOA complaints
- Purpose of the HOA and goal of the statutes
- Prohibited clauses in HOA documents
- Architectural control covenants; parcel owner improvements; rights and privileges
- Florida Friendly Lawn Act