



# Consolidated Legal Fund

FEDERATION OF MANUFACTURED HOME OWNERS OF FLORIDA

## WHY THE FUND IS NECESSARY:

- ◆ Most HOAs lack the financial leverage to negotiate with park owners
- ◆ Most parks today are owned by major corporations with money, lobbyist and organization
- ◆ Initiating legal action against a well-funded corporation is too costly for most individual HOAs
- ◆ Most legal action will begin in Circuit Courts and very likely will be appealed to the next level
- ◆ Legal fees become more expensive the further you get in the court system

## HOW DO WE ADDRESS THIS NEED:

- ◆ Establish a legal defense “Super Fund”
- ◆ Funded by member HOAs. \$1,000 initial subscription with an additional \$2,000 over 4 years
- ◆ Objective is to raise at least \$500,000 in 2 to 5 years
- ◆ There are 1700 eligible parks in the state

## ORGANIZATION / FINANCIAL STRUCTURE:

- ◆ Formed as a Standing Committee under FMO - minimize startup costs including insurance
- ◆ Nine member Committee with diverse experience in law, business and finance -
  - ◇ 3 FMO Board members
  - ◇ 2 District Presidents
  - ◇ 3 HOA Presidents or past presidents
  - ◇ FMO Legal Counsel
- ◆ Funds kept totally separate from FMO resources
- ◆ All finances managed for growth and liquidity by the Committee

## LITIGATION STRATEGY:

- ◆ Application is submitted to Committee citing proposed legal action and rationale behind it
- ◆ Upon approval funds will be provided to requesting HOA as a grant
- ◆ Entire action will be funded
- ◆ Litigation should have statewide or regional impact
- ◆ Neither the fund nor FMO will be a party to the action
- ◆ Proposed actions involving mediation, arbitration, single park issues or any action against an HOA or its board by it's homeowners will not be funded
- ◆ The Committee's focus will be on potentially precedent setting cases resulting in changes to the law that positively impacts all our communities.

### For Further Information

contact your FMO District President,  
phone the FMO Office at 727-530-7539,  
or send an email to: [fmo.clf@gmail.com](mailto:fmo.clf@gmail.com)

# Is your park property maintained at prospectus level?



Sewer lines need updating?



Common areas attractive?



Roads well maintained?

Federation of Manufactured  
Home Owners of Florida, Inc.

4020 Portsmouth Rd.  
Largo, Florida, 33771

## Ignored and abused by your property owner?



## Tired of seeing all your rent money leave the park?



Challenging your property owner in court is expensive - especially if there is the possibility of regional or statewide impact! If you feel held back by lack of financial resources, there is a possible solution available.



By joining FMO's Consolidated Legal Fund, you may be able to access the financial power and leverage of many like-minded HOAs.

