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The Florida Bar

AUGUST 30, 1991



**BAY AREA
APARTMENT ASSOCIATION**

with a photo
FLORIDA
Bar

LORI S. HOLCOMB
ASSISTANT UPL COUNSEL
THE FLORIDA BAR
650 APALACHEE PARKWAY
TALLAHASSEE, FL 32399-2300

RE: PROPERTY MANAGER
UNLICENSED PRACTICE OF LAW HEARING

DEAR MS. HOLCOMB:

I AM WRITING TO YOU ON BEHALF OF THE BOARD OF DIRECTORS AND THE MEMBERS OF THE BAY AREA APARTMENT ASSOCIATION TO ENTER WRITTEN TESTIMONY TO THE COMMITTEE ON THE ISSUE OF THE QUESTION OF PROPERTY MANAGERS BEING LEGALLY ABLE TO DRAFT AND SERVE THREE DAY NOTICES.

OUR ASSOCIATION REPRESENTS OVER 70,000 RENTAL UNITS IN THE COUNTIES OF PASCO, POLK, HILLSBOROUGH AND PINELLAS. EACH MONTH A SIZABLE NUMBER OF THREE DAY NOTICES ARE DRAFTED AND SENT TO THE OCCUPANTS OF THESE UNITS. AS A MATTER OF TIME EXPEDIENCY, IT WOULD SEVERELY HANDICAP AND COMPLICATE THE PROCESS OF LAWFUL COLLECTION OF RENTS IF ON-SITE MANAGERS HAD TO WAIT FOR OUTSIDE SERVICE OF THREE DAY NOTICES.

MOST OF THE MEMBERS OF OUR ASSOCIATION CURRENTLY USE A THREE DAY NOTICE THAT CONTAINS THE CORRECT PRESCRIBED LANGUAGE APPROVED BY THE FLORIDA LEGISLATURE. AGAIN, IN MOST CASES THESE FORMS ARE SIMPLY FILLED IN BY THE PROPER AUTHORIZED ON-SITE PROPERTY MANAGER. TO REQUIRE OUTSIDE SERVICE OF THE THREE DAY NOTICE WOULD POSE A FINANCIAL HARDSHIP ON OWNERS AND MANAGERS.

ON BEHALF OF THE BOARD OF DIRECTORS AND OUR MEMBERSHIP WE RESPECTIVELY REQUEST THAT YOUR COMMITTEE EXCLUDE THE DRAFTING AND SERVING OF THREE DAY NOTICES FROM THE REMAINDER OF THE EVICTION PROCESS.

SINCERELY YOURS,

A handwritten signature in cursive script, appearing to read "Nena Gang".

NENA GANG
EXECUTIVE VICE PRESIDENT