



J L Delinquency Policy 2023

The purpose of this policy is to establish a procedure to collect J.L. property owners' accounts that carry a past due balance.

POA account payments are due and payable on the 1st day of each quarter (i.e., January 1, April 1, July 1, and October 1). Accounts become delinquent after the 30th day of the same month they are due.

A late notice will be mailed or emailed by the POA's accounting firm responsible for collection on the 30th day after the POA account is due and payable. If mailed, the notice will be sent in accordance with Florida statutes to the last known address of the owner on file in the records of Palm Beach County.

If a POA account has not been paid by the 60th day, the POA's accounting firm will send a second notice with a collection cost of 5% of the delinquent balance which shall be applied to the account. Collection costs may be charged in accordance with Article VII D(b)(2) of the Declaration of Covenants and Restrictions of Jonathan's Landing. In addition, interest may accrue after 60 days from the date the account payment is due, at the highest amount allowable by law or 1.5% per month (18% per annum simple interest).

If a POA account is not paid after 60 days from the date the payment is due, the Board will also notify the POA's attorney of record through its accounting firm to file a notice of lien in Palm Beach County on the property in question. The owner of the property is responsible for all lien and filing fees, all interest and late payments and the assessment payment itself.

As an additional measure if a POA account remains unpaid after 90 days, the POA Board has directed management to apply sanctions at the POA gate entries to remove the bar code privilege. This will occur in accordance with state statutes on the 91st day of the delinquency, provided the JL POA gives 14 days' notice of the suspension. In the event of suspension, the method of entry to the property for delinquent owners shall be through the officer-assisted entry. Notification of the reduction in this privilege shall be sent in writing to the owner at the last known address prior to the removal of the privilege.

The association may also foreclose upon the lien with the consent of the Board of Directors.

Monies paid on delinquent accounts shall be applied in accordance with Florida statutes.