

**THINK TANK HOA**

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# Why and How to Use the Think Tank

**James A. Bradley, MBA, LCAM**

**Mostly the Same?**

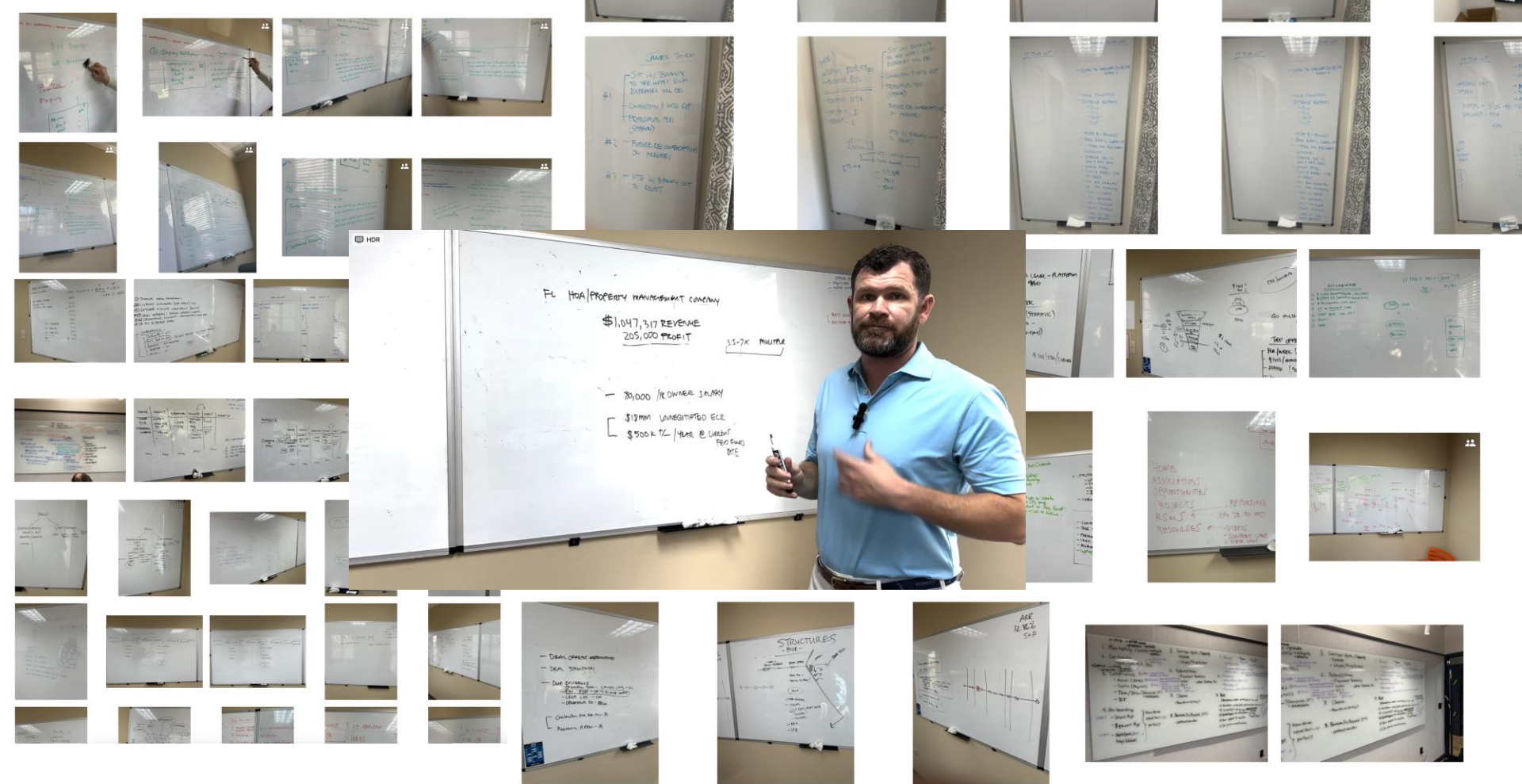
# Disruption is Coming

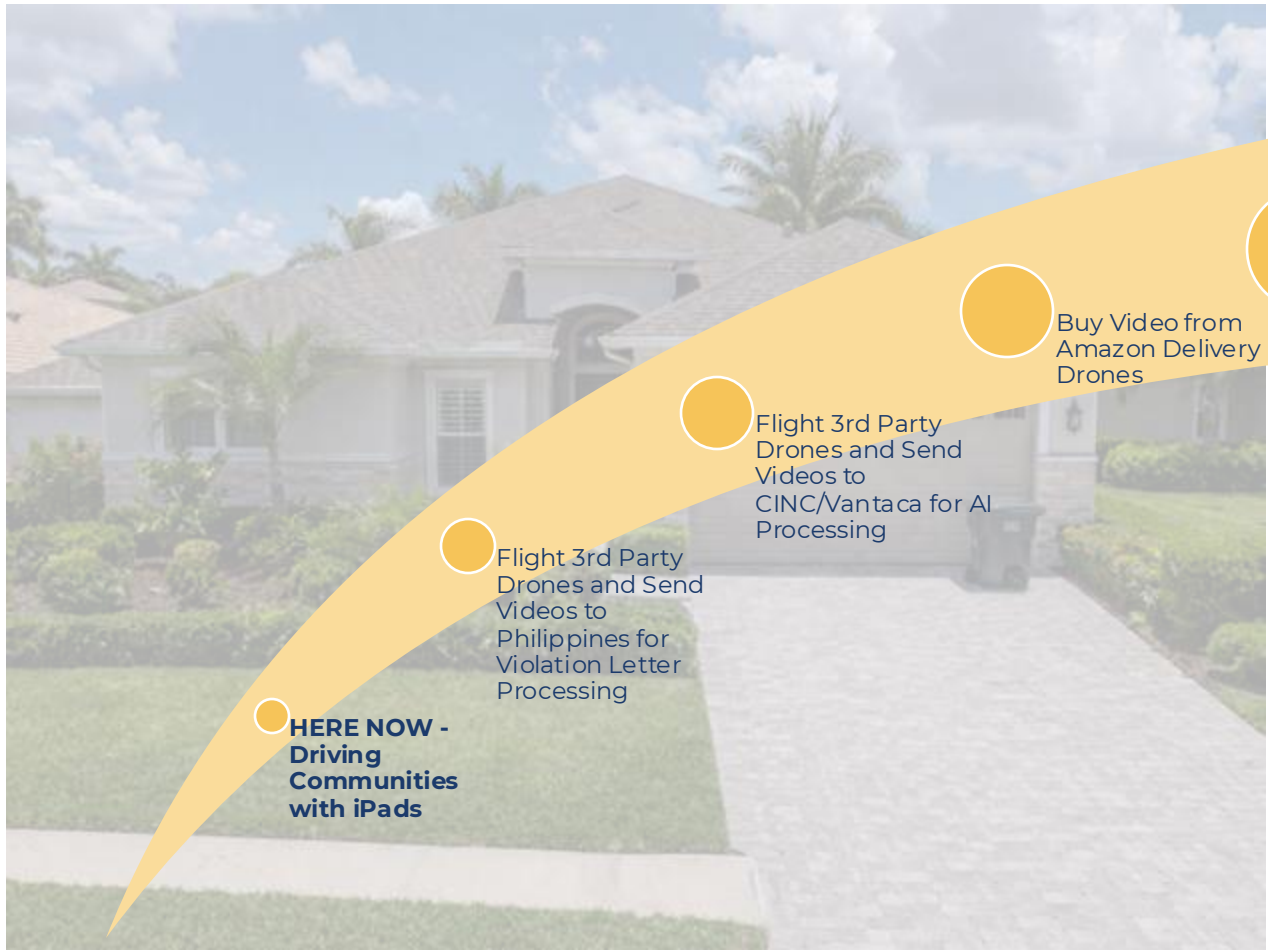
- This Room or Silicon Valley
- The Future is Arriving Faster than We are Ready for It
- Aren't you curious what the future has in store?





<https://www.vaughn.edu/blog/amazons-prime-air-drone-delivery-program-receives-faa-approval-for-beyond-visual-line-of-sight/>





**HERE NOW -  
Driving  
Communities  
with iPads**

Flight 3rd Party  
Drones and Send  
Videos to  
Philippines for  
Violation Letter  
Processing

Flight 3rd Party  
Drones and Send  
Videos to  
CINC/Vantaca for AI  
Processing

Buy Video from  
Amazon Delivery  
Drones

**Real-Time  
Connection with  
Amazon and  
CINC/Vantaca**



**From:** Jack Jonas <jonas@kevinwellspe.com>  
**Date:** Friday, February 28, 2025 at 11:18 AM  
**To:** Jim Kraut <jim@keys-caldwell.com>, Warren <Warren@keys-caldwell.com>, Michael Cochran <mcochran@kevinwellspe.com>  
**Cc:** Elba Laucgr <elaucgr@kevinwellspe.com>  
**Subject:** Re: TALON BAY - RE: Drone surveillance survey February 21, 2025

Dear Jim and Warren:

I am providing my opinion below regarding this matter and have to say unfortunately, for now, the recommendation will be to not utilize the drone photography, unless all FAA regulations have been followed, the written consent has been obtained from the lot owner wishing to be viewed with the drone photography, and the drone photography only occurs at a ground level and in places where a person is allowed to be located.

#### Conclusion

While it may be permissible to utilize the drones for inspections, my recommendation at this point is to not do so, until at least further clarity in the law prevails. § 93.50 precludes any liability by the Association or the management company. If, however, you wish to continue and utilize the drones, you will need to follow all regulations pursuant to 14 CFR Part 107 Small Unmanned Aircraft Systems and ensure to follow all Florida Laws. The rules pertaining to 14 CFR Part 107 may be found here at this link. Finally, if all FAA laws are followed, my recommendation will be to obtain the written consent from lot owners to utilize the drone footage. It will be important that the drones fly in areas only observable from the ground level and in a place they have a legal right to be, therefore aerial footage will not be permitted.

#### Analysis/Florida Statutes

S. 934.50(3), Florida Statutes, provides:

#### PROHIBITED USE OF DRONES.

(a) A law enforcement agency may not use a drone to gather evidence or other information, except as provided in subsection (4).

(b) A person, a state agency, or a political subdivision as defined in s. 111.45 may not use a drone equipped with an imaging device to record an image of privately owned real property or of the owner, tenant, occupant, invitee, or licensee of such property **with the intent to conduct surveillance on the individual or property captured in the image in violation of such person's reasonable expectation of privacy without his or her written consent. For purposes of this section, a person is presumed to have a reasonable expectation of privacy on his or her privately owned real property if he or she is not observable by persons located at ground level in a place where they have a legal right to be, regardless of whether he or she is observable from the air with the use of a drone.**

As you can see from the above highlighted portion in yellow, it would seem reasonable for a CAM to utilize the drone photography, if they are doing so by flying the drone at a ground level and where there is a legal right to be.

S. 934.50(4) EXCEPTIONS—This section does not prohibit the use of a drone:

1. (i) By a person or an entity engaged in a business or profession licensed by the state, or by an agent, employee, or contractor thereof, if the drone is used only to perform reasonable tasks within the scope of practice or activities permitted under such person's or entity's license. However, this exception does not apply to a profession in which the licensee's authorized scope of practice includes obtaining information about the identity, habits, conduct, movements, whereabouts, affiliations, associations, transactions, reputation, or character of any society, person, or group of persons.

As you can see from the highlighted portions above in blue, the caveat preventing professional use of a drone would appear to stop the CAM from utilizing the drone footage, as such could be considered surveillance and would not be permissible.

Pursuant to s. 934.50(2)(e), Florida Statutes:

"Surveillance" means:

1. With respect to an owner, tenant, occupant, invitee, or licensee of privately owned real property, the observation of such persons with sufficient visual clarity to be able to obtain information about their identity, habits, conduct, movements, or whereabouts; or

2. With respect to privately owned real property, the observation of such property's physical improvements with sufficient visual clarity to be able to determine unique identifying features or its occupancy by one or more persons.

It appears most reasonable to conclude that while not directly surveilling lot owners, such indirect surveillance activity would necessarily occur in carrying out the CAM's function in identifying rule violations.

#### Conclusion

As you can see in blue highlighted above, there may be a question as to whether or not the above exception under s. 934.50(3), Florida Statutes, should apply or not. As you can see, the exception does not apply to professions in which the licensee's authorized scope of work includes investigative surveillance activity, including obtaining information about the identity, habits, conduct, movements, whereabouts, affiliations, associations, transactions, reputation, or character of any person or group of persons. To this end, there is a question as to whether or not such professional activity also includes the business investigative activity of a CAM investigating a potential violation of the rules of the Association. While the CAM is not a surveillance expert or a private investigator, it does seem reasonable to conclude that the investigation of potential violations within the Association would fall under such activity, even though the CAM is simply performing their reasonable tasks of the profession. Given such, it is recommended that drone photography be only used at a ground level and in places where legally a person is permitted to be located. Such drone photography should only be used for those who have provided their written consent to the Association. Otherwise, it is recommended to not utilize the drone photography until further clarity can be found in the law pertaining to CAMs.

Very truly yours,

Jack B. Jonas, Esq.

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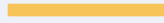


## Organizational Problem

And that's when I realized something...  
the future is coming faster than we are ready for and  
we need to get organized.







# THINK **TANK** HOA

# What is Think Tank?

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1. A collection of people whose purpose is to study emerging issues, generate strategic ideas, test solutions, and influence decision-making.
  - a. Identify what's coming before its mainstream
  - b. Translate trends into practical information
  - c. Pressure test ideas
  - d. Find ways to turn that intel into strategic advantages

# Innovation Curve Compression

## THE TECHNOLOGY CURVE HAS CHANGED

THE STRATEGIC HORIZON IS COLLAPSING

RATE OF  
TECHNOLOGICAL  
CHANGE

In the past, we planned in decades.  
Today, we must adapt in months.

**1980s**  
10-20 YEAR  
HORIZON

**1990s**  
5-10 YEAR  
HORIZON

**2000s**  
3-5 YEAR  
HORIZON

**2010s**  
1-3 YEAR  
HORIZON



**2020s-Now**  
Change happens  
in months.



**2000s-2010s**  
Change happens  
in years.



**1980s-1990s**  
Change happens  
in decades.

TIME

# How does ThinkTankHOA Work?

1. Council of Thinkers – Industry experts that were selected for their unique insights or access to information that are helpful to advancing industry disruptive ideas.
2. Junk Drawer of Ideas
3. Find & Research Industry Experts
4. Presentations
5. Document Ideas



# Industry Specific Pressure is Rising

1. Chronically underfunded association dues
2. Unknown reserve liabilities
3. Quality labor shortages
4. Fragmented data that limits AI
5. Inefficiency and incompetence of board decision making
6. Lack of financial market infrastructure



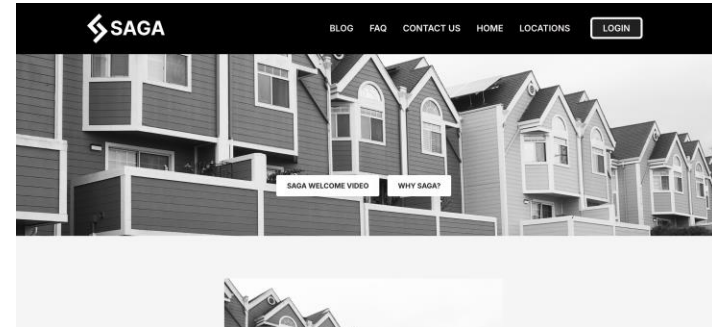
# Most People Get Innovation Wrong

## Innovation is not:

- Treating innovation as a vendor decision
- Confusing tools with transformation

## Innovation is more than just technology:

- Workflow redesign
- Business model innovation
- Pattern recognition and experimentation



# What to do About It

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1. First and Foremost, Pay Attention
2. Keep Learning
3. Keep your Organizations Places of Change
4. Be Disciplined to Make Incremental Steps on Trend



# Agenda for Today

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- BIMS, Digital Twins and Asset Management
- Blockchain as a Business Model

## Lunch

- Special Assessment Districts
- The move from Data Silos to Data Lakes
- Agentic AI Panel

## Title Sponsor



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POWERED BY SOUTHSTATE BANK