

**SPOTLIGHT:  
SOUTHEAST FLORIDA BUSINESS LEADERS**



## ABOVE AND BEYOND

Created by industry experts, **South Florida Condominium Management, Inc.** combines sophisticated property management solutions with responsive service.

**W**ith 1,300 miles of coastline, Florida boasts the most beaches nationwide while hosting over 1.5 million residential condominium units—more than any other state—with nearly 40% spread across Broward and Miami-Dade counties alone.

Facing a real estate boom, the area's demand for sophisticated property management solutions has never been greater.

That's where South Florida Condominium Management, Inc., (SFCM) steps in. Defined by responsiveness, the dedicated property and association management company provides among the highest levels of service in the industry.

"Many companies offer bare-bones service at overinflated rates," says industry veteran and renowned real estate developer Mathew Cicero, owner, who founded SFCM in 2007 when he noticed troublesome gaps in the field after hiring multiple property management firms. "We're proactive, and total client satisfaction is our number one focus."

### Proactive Solutions, Responsive Service

As property and homeowner associations look for guidance in the wake of 2021's deadly Champlain Towers South collapse, the urgency of meeting proper management guidelines is apparent. The tragedy revealed a concerning truth: Thousands of aging condominiums could be at risk.

"What happened in Surfside impacted the state's entire economy. It reshaped insurance, impacted banking, and even affected our politics," Cicero says. "In response, the state engineered a plan to remedy all three areas."

Approved by the Florida Senate in 2023, a condominium safety bill mandates stricter inspection criteria and requires that condo associations keep enough funds reserved for repairs impacting structural integrity.

"Navigating how to stay in compliance can be challenging for associations. But from my perspective, these regulations benefit our entire industry moving forward," says Cicero. "Now, the onus is on the association to ensure the building's safety. Otherwise, each unit becomes worthless."

Previously, associations could delay required inspections with little oversight. But new legislation provides potential buyers the option to back out if not supplied with the appropriate inspection reports—even once a unit is under contract.

"I'm a huge believer in preventive maintenance," Cicero continues. "Being proactive is far more economical than ignoring problems, which causes a massive amount of deferred maintenance down the road."

Covering the full spectrum of property management solutions, from on-site maintenance and management to accounting, financial, and administrative services, SFCM serves all market sectors equally, providing the same level of service for smaller and mid-sized communities as it does for Florida's most discerning associations.

"Our mission is to do what we say we'll do—and then do some more," Cicero says. "Our associations appreciate the personalized service."

**SFCM**  
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