

REAL ESTATE

HOMEOWNERS TAKING CHARGE OF COMMUNITIES

Associations chart rapid growth across nation

By Jack Snyder

OF THE SENTINEL STAFF

There were more than twice as many condominium and homeowner associations in the United States in 1980 than there were elected governments.

That's the word from the Community Associations Institute, a national organization of condominium and homeowner associations that will convene its annual convention in Orlando Friday.

The institute said there were 17,000 elected governments in 1980 and 35,000 condo and homeowner groups.

This year, it is estimated there are 65,000 condo and homeowner associations. The number of elected governments hasn't likely changed much so the neighborhood groups are pulling away.

By the year 2000, a majority of American homeowners will live in a neighborhood run by a community association, the institute estimates.

The conference, attended by manag-

ers, attorneys, association board of directors members and others associated with community groups, will run

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■ **GROWING.** Morley Properties Inc., the Maitland-headquartered real estate syndicator, is the fifth-largest commercial real estate development company in the state, according to a study by Hunter Moss and Co., a Boca Raton real estate research company.

The ranking was based on the combined total square footage of property owned, operated or under construction statewide. To date, Morley Properties has developed, bought, sold, operates or has under construction 2.146 million square feet of commercial space, the research company said.

Morley's latest project is a \$5.5 million business center adjacent to Fort Lauderdale Executive Airport.

■ **DEVELOPMENT.** Construction has started on the first of 130 townhomes and villas on the Indian River in south Brevard County. The homes are