

Amendment No.

CHAMBER ACTION

Senate

House

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Representative Robaina offered the following:

Substitute Amendment for Amendment (473339) (with directory and title amendments)

Between lines 75 and 76, insert:

(c) Board of administration meetings.--Meetings of the board of administration at which a quorum of the members is present shall be open to all unit owners. Any unit owner may tape record or videotape meetings of the board of administration. The right to attend such meetings includes the right to speak at such meetings with reference to all designated agenda items. The division shall adopt reasonable rules governing the tape recording and videotaping of the meeting. The association may adopt written reasonable rules governing the frequency, duration, and manner of unit owner statements.

Adequate notice of all meetings, which notice shall specifically

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HOUSE AMENDMENT
Bill No. CS/CS/CS/HB 27

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17 incorporate an identification of agenda items, shall be posted
18 conspicuously on the condominium property at least 48 continuous
19 hours preceding the meeting except in an emergency. If 20
20 percent of the voting interests petition the board to address an
21 item of business, the board shall at its next regular board
22 meeting or at a special meeting of the board, but not later than
23 60 days after the receipt of the petition, place the item on the
24 agenda. Any item not included on the notice may be taken up on
25 an emergency basis by at least a majority plus one of the
26 members of the board. Such emergency action shall be noticed and
27 ratified at the next regular meeting of the board. However,
28 written notice of any meeting at which nonemergency special
29 assessments, or at which amendment to rules regarding unit use,
30 will be considered shall be mailed, delivered, or electronically
31 transmitted to the unit owners and posted conspicuously on the
32 condominium property not less than 14 days prior to the meeting.
33 Evidence of compliance with this 14-day notice shall be made by
34 an affidavit executed by the person providing the notice and
35 filed among the official records of the association. Upon notice
36 to the unit owners, the board shall by duly adopted rule
37 designate a specific location on the condominium property or
38 association property upon which all notices of board meetings
39 shall be posted. If there is no condominium property or
40 association property upon which notices can be posted, notices
41 of board meetings shall be mailed, delivered, or electronically
42 transmitted at least 14 days before the meeting to the owner of
43 each unit. In lieu of or in addition to the physical posting of
44 notice of any meeting of the board of administration on the

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condominium property, the association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda on a closed-circuit cable television system serving the condominium association. However, if broadcast notice is used in lieu of a notice posted physically on the condominium property, the notice and agenda must be broadcast at least four times every broadcast hour of each day that a posted notice is otherwise required under this section. When broadcast notice is provided, the notice and agenda must be broadcast in a manner and for a sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire content of the notice and the agenda. Notice of any meeting in which regular or special assessments against unit owners are to be considered for any reason shall specifically state that assessments will be considered and the nature of, actual amount of any bids or proposals for estimated cost, and description of the purposes for such assessments. Meetings of a committee to take final action on behalf of the board or make recommendations to the board regarding the association budget are subject to the provisions of this paragraph. Meetings of a committee that does not take final action on behalf of the board or make recommendations to the board regarding the association budget are subject to the provisions of this section, unless those meetings are exempted from this section by the bylaws of the association. Notwithstanding any other law, the requirement that board meetings and committee meetings be open to the unit owners is inapplicable to meetings between the board or a committee and

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the association's attorney, with respect to proposed or pending
litigation, when the meeting is held for the purpose of seeking
or rendering legal advice.

D I R E C T O R Y A M E N D M E N T

Remove lines 70-71 and insert:

Section 1. Paragraphs (c) and (d) of subsection (2) of
section 718.112, Florida Statutes, are amended to read:

T I T L E A M E N D M E N T

Remove line 3 and insert:

718.112, F.S.; revising notice requirements for board of
administration meetings; requiring each newly elected director
to