



HB 1491

2003

1 A bill to be entitled

2 An act relating to Lake County; providing procedures by
3 which the mobile home owners' association of a residential
4 mobile home cooperative located within the county may
5 alter, convert, lease, or modify the common areas of the
6 mobile home cooperative; providing requirements for voting
7 and notice; providing requirements for absentee ballots;
8 providing an effective date.

9
10 Be It Enacted by the Legislature of the State of Florida:

11
12 Section 1. Residential mobile home cooperatives in Lake
13 County.--Notwithstanding any other law, this act shall govern
14 residential mobile home cooperatives having more than 1,100
15 units and located within Lake County.

16 (1) Unless other procedures are provided in the documents
17 of the mobile home cooperative or such action is expressly
18 prohibited by the articles of incorporation or bylaws of the
19 mobile home cooperative, the mobile home owners' association may
20 materially alter, convert, lease, or modify the common areas of
21 the residential mobile home cooperative if the action is
22 approved by an affirmative vote of not less than a majority of
23 total voting interests present at a duly noticed meeting of the
24 unit owners, or voting by absentee ballot.

25 (2) At least 30 days prior to the date of the scheduled
26 unit owner's meeting, the association shall deliver to each
27 individual unit owner, by hand delivery or by first-class United
28 States mail, written notice of the date, time, and purpose of
29 the meeting. The notice must clearly state and describe, with
30 sufficient particularity so as to be easily discernible by the



HB 1491

2003

31 unit owners, the issue that the unit owners are being asked to
32 decide. The notice must be delivered to the address last
33 furnished to the association by the unit owner. An absentee
34 ballot enabling the unit owner to cast his or her vote must be
35 included with the notice and must include a return envelope
36 containing a first-class stamp.

37 Section 2. This act shall take effect upon becoming a law.