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CHAMBER ACTION

Senate

House

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Floor: WD/2R
4/23/2008 2:37 PM

1 Senator Fasano moved the following **amendment**:

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3 **Senate Amendment (with title amendment)**

4 Between lines 554 and 555,
5 insert:

6 17. A copy of the governance form prepared by the division,
7 which, in addition to such other information as the division
8 considers helpful to unit owners in understanding association
9 governance, shall address the following subjects:

10 a. The role of the board in conducting the day-to-day
11 affairs of the association on behalf of, and in the best
12 interests of, the owners.

13 b. The board's responsibility to provide advance notice of
14 board and membership meetings.

15 c. The rights of owners to attend and speak at board and
16 membership meetings.



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17 d. The responsibility of the board and of owners with
18 respect to maintenance of the condominium property.

19 e. The responsibility of the board and owners to abide by
20 the condominium documents, this chapter, rules adopted by the
21 division, and reasonable rules adopted by the board.

22 f. Owners' rights to inspect and copy association records
23 and the limitations on such rights.

24 g. Remedies available to owners with respect to actions by
25 the board which may be abusive or beyond the board's power and
26 authority.

27 h. The right of the board to hire a property management
28 firm, subject to its own primary responsibility for such
29 management.

30 i. The responsibility of owners with regard to payment of
31 regular or special assessments necessary for the operation of the
32 property and the potential consequences of failure to pay such
33 assessments.

34 j. The voting rights of owners.

35 k. Rights and obligations of the board in enforcement of
36 rules in the condominium documents and rules adopted by the
37 board.

38
39 The governance form shall also include the following statement in
40 conspicuous type: "This publication is intended as an informal
41 educational overview of condominium governance. In the event of a
42 conflict, the provisions of chapter 718, Florida Statutes, rules
43 adopted by the Division of Florida Land Sales, Condominiums, and
44 Mobile Homes of the Department of Business and Professional
45 Regulation, the provisions of the condominium documents, and



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46 reasonable rules adopted by the condominium association's board
47 of administration prevail over the contents of this publication."

48
49 ===== T I T L E A M E N D M E N T =====

50 And the title is amended as follows:

51 On line 38, after the semicolon,
52 insert:

- 53 requiring that a copy of the governance form prepared by
- 54 the division be maintained as an official record;
- 55 requiring that the form address certain information;
- 56 requiring that the form contain a specified statement;