

Amendment No.

CHAMBER ACTION

Senate

House

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1 Representative Robaina offered the following:

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3 **Amendment (with directory and title amendments)**

4 Remove line(s) - and insert:

5 (c) Board of administration meetings.--Meetings of the
6 board of administration at which a quorum of the members is
7 present shall be open to all unit owners. Any unit owner may
8 tape record or videotape meetings of the board of
9 administration. The right to attend such meetings includes the
10 right to speak at such meetings with reference to all designated
11 agenda items. The division shall adopt reasonable rules
12 governing the tape recording and videotaping of the meeting. The
13 association may adopt written reasonable rules governing the
14 frequency, duration, and manner of unit owner statements.
15 Adequate notice of all meetings, which notice shall specifically
16 incorporate an identification of agenda items, shall be posted

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17 conspicuously on the condominium property at least 48 continuous
18 hours preceding the meeting except in an emergency. If 20
19 percent of the voting interests petition the board to address an
20 item of business, the board shall at its next regular board
21 meeting or at a special meeting of the board, but not later than
22 60 days after the receipt of the petition, place the item on the
23 agenda. Any item not included on the notice may be taken up on
24 an emergency basis by at least a majority plus one of the
25 members of the board. Such emergency action shall be noticed and
26 ratified at the next regular meeting of the board. However,
27 written notice of any meeting at which nonemergency special
28 assessments, or at which amendment to rules regarding unit use,
29 will be considered shall be mailed, delivered, or electronically
30 transmitted to the unit owners and posted conspicuously on the
31 condominium property not less than 14 days prior to the meeting.
32 Evidence of compliance with this 14-day notice shall be made by
33 an affidavit executed by the person providing the notice and
34 filed among the official records of the association. Upon notice
35 to the unit owners, the board shall by duly adopted rule
36 designate a specific location on the condominium property or
37 association property upon which all notices of board meetings
38 shall be posted. If there is no condominium property or
39 association property upon which notices can be posted, notices
40 of board meetings shall be mailed, delivered, or electronically
41 transmitted at least 14 days before the meeting to the owner of
42 each unit. In lieu of or in addition to the physical posting of
43 notice of any meeting of the board of administration on the
44 condominium property, the association may, by reasonable rule,
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45 adopt a procedure for conspicuously posting and repeatedly
46 broadcasting the notice and the agenda on a closed-circuit cable
47 television system serving the condominium association. However,
48 if broadcast notice is used in lieu of a notice posted
49 physically on the condominium property, the notice and agenda
50 must be broadcast at least four times every broadcast hour of
51 each day that a posted notice is otherwise required under this
52 section. When broadcast notice is provided, the notice and
53 agenda must be broadcast in a manner and for a sufficient
54 continuous length of time so as to allow an average reader to
55 observe the notice and read and comprehend the entire content of
56 the notice and the agenda. Notice of any meeting in which
57 regular or special assessments against unit owners are to be
58 considered for any reason shall specifically state that
59 assessments will be considered and the nature, proposed
60 estimated cost and percentage amount for possible cost overruns
61 as specifically provided for in the proposed contract, and
62 description of the purposes for such assessments. Meetings of a
63 committee to take final action on behalf of the board or make
64 recommendations to the board regarding the association budget
65 are subject to the provisions of this paragraph. Meetings of a
66 committee that does not take final action on behalf of the board
67 or make recommendations to the board regarding the association
68 budget are subject to the provisions of this section, unless
69 those meetings are exempted from this section by the bylaws of
70 the association. Notwithstanding any other law, the requirement
71 that board meetings and committee meetings be open to the unit
72 owners is inapplicable to meetings between the board or a
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73 committee and the association's attorney, with respect to
74 proposed or pending litigation, when the meeting is held for the
75 purpose of seeking or rendering legal advice.

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

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Remove line(s) 70-71 and insert:

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Section 1. Paragraph (c) and (d) of subsection (2) of section

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718.112, Florida Statutes, are amended to read:

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

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Remove line 3 and insert:

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718.112, F.S.; revising notice requirements for board of

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administration meetings; requiring each newly elected director

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to