

By the Committee on Regulated Industries; and Senator Simpson

580-02550-14

20141450c1

1                   A bill to be entitled  
2           An act relating to homeowners' association meetings;  
3           amending ss. 720.303 and 720.306, F.S.; requiring  
4           meetings to be held at locations accessible to  
5           physically handicapped persons; providing an effective  
6           date.

7  
8 Be It Enacted by the Legislature of the State of Florida:

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10           Section 1. Paragraph (a) of subsection (2) of section  
11   720.303, Florida Statutes, is amended to read:

12           720.303 Association powers and duties; meetings of board;  
13   official records; budgets; financial reporting; association  
14   funds; recalls.—

15           (2) BOARD MEETINGS.—

16           (a) A meeting of the board of directors of an association  
17   occurs whenever a quorum of the board gathers to conduct  
18   association business. ~~All~~ Meetings of the board must be open to  
19   all members, except for meetings between the board and its  
20   attorney with respect to proposed or pending litigation where  
21   the contents of the discussion would otherwise be governed by  
22   the attorney-client privilege, and must be held at locations  
23   that are accessible to physically handicapped persons. The  
24   provisions of this subsection shall also apply to the meetings  
25   of any committee or other similar body when a final decision  
26   will be made regarding the expenditure of association funds and  
27   to meetings of any body vested with the power to approve or  
28   disapprove architectural decisions with respect to a specific  
29   parcel of residential property owned by a member of the

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30 community.

31 Section 2. Paragraph (a) of subsection (1) of section  
32 720.306, Florida Statutes, is amended to read:

33 720.306 Meetings of members; voting and election  
34 procedures; amendments.—

35 (1) QUORUM; AMENDMENTS.—

36 (a) Unless a lower number is provided in the bylaws, the  
37 percentage of voting interests required to constitute a quorum  
38 at a meeting of the members shall be 30 percent of the total  
39 voting interests. Unless otherwise provided in this chapter or  
40 in the articles of incorporation or bylaws, decisions that  
41 require a vote of the members must be made by the concurrence of  
42 at least a majority of the voting interests present, in person  
43 or by proxy, at a meeting at which a quorum has been attained.  
44 The meeting must be held at a location that is accessible to  
45 physically handicapped persons.

46 Section 3. This act shall take effect July 1, 2014.