

By Senator Gibson

6-01078B-19

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1 A bill to be entitled
2 An act relating to quorum requirements for homeowners'
3 associations; amending s. 720.306, F.S.; revising the
4 quorum requirements for meetings of homeowners'
5 associations; providing an effective date.

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

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9 Section 1. Paragraph (a) of subsection (1) of section
10 720.306, Florida Statutes, is amended to read:

11 720.306 Meetings of members; voting and election
12 procedures; amendments.—

13 (1) QUORUM; AMENDMENTS.—

14 (a) 1. Unless a lower number is provided in the bylaws, the
15 percentage of voting interests required to constitute a quorum
16 at a meeting of the members ~~is shall be~~ 30 percent of the total
17 number of parcel owners who meet all of the following criteria:

18 a. The parcel owner must reside in the community;

19 b. The parcel owner's property must be the parcel owner's
20 homestead; and

21 c. The parcel owner may not have unpaid assessments ~~voting~~
22 ~~interests.~~

23 2. Unless otherwise provided in this chapter or in the
24 articles of incorporation or bylaws, decisions that require a
25 vote of the members must be made by the concurrence of at least
26 a majority of the voting interests present, in person or by
27 proxy, at a meeting at which a quorum has been attained.

28 3. A meeting of the members must be held at a location that
29 is accessible to a physically handicapped person if requested by

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30 a physically handicapped person who has a right to attend the
31 meeting.

32 Section 2. This act shall take effect July 1, 2019.