

Amendment No.

CHAMBER ACTION

Senate

House

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Representative Rodriguez, A. offered the following:

**Amendment to Amendment (559554) (with directory and title amendments)**

Remove lines 624-933 of the amendment and insert:  
time of the vacancy. Only board service that occurs on or after July 1, 2018, may be used when calculating a board member's term limit. If the number of board members whose terms expire at the annual meeting equals or exceeds the number of candidates, the candidates become members of the board effective upon the adjournment of the annual meeting. Unless the bylaws provide otherwise, any remaining vacancies shall be filled by the affirmative vote of the majority of the directors making up the

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14 newly constituted board even if the directors constitute less  
15 than a quorum or there is only one director. In a residential  
16 condominium association of more than 10 units or in a  
17 residential condominium association that does not include  
18 timeshare units or timeshare interests, co-owners of a unit may  
19 not serve as members of the board of directors at the same time  
20 unless they own more than one unit or unless there are not  
21 enough eligible candidates to fill the vacancies on the board at  
22 the time of the vacancy. A unit owner in a residential  
23 condominium desiring to be a candidate for board membership must  
24 comply with sub-subparagraph 4.a. and must be eligible to be a  
25 candidate to serve on the board of directors at the time of the  
26 deadline for submitting a notice of intent to run in order to  
27 have his or her name listed as a proper candidate on the ballot  
28 or to serve on the board. A person who has been suspended or  
29 removed by the division under this chapter, or who is delinquent  
30 in the payment of any assessment ~~monetary obligation~~ due to the  
31 association, is not eligible to be a candidate for board  
32 membership and may not be listed on the ballot. A person is  
33 delinquent if a payment is not made by the due date as  
34 specifically identified in the declaration of condominium,  
35 bylaws, or articles of incorporation. If a due date is not  
36 specifically identified in the declaration of condominium,  
37 bylaws, or articles of incorporation, the due date is the first  
38 day of the monthly or quarterly assessment period. A person who

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39 has been convicted of any felony in this state or in a United  
40 States District or Territorial Court, or who has been convicted  
41 of any offense in another jurisdiction which would be considered  
42 a felony if committed in this state, is not eligible for board  
43 membership unless such felon's civil rights have been restored  
44 for at least 5 years as of the date such person seeks election  
45 to the board. The validity of an action by the board is not  
46 affected if it is later determined that a board member is  
47 ineligible for board membership due to having been convicted of  
48 a felony. This subparagraph does not limit the term of a member  
49 of the board of a nonresidential or timeshare condominium.

50 3. The bylaws must provide the method of calling meetings  
51 of unit owners, including annual meetings. Written notice must  
52 include an agenda, must be mailed, hand delivered, or  
53 electronically transmitted to each unit owner at least 14 days  
54 before the annual meeting, and must be posted in a conspicuous  
55 place on the condominium property at least 14 continuous days  
56 before the annual meeting. Upon notice to the unit owners, the  
57 board shall, by duly adopted rule, designate a specific location  
58 on the condominium property where all notices of unit owner  
59 meetings must be posted. This requirement does not apply if  
60 there is no condominium property for posting notices. In lieu  
61 of, or in addition to, the physical posting of meeting notices,  
62 the association may, by reasonable rule, adopt a procedure for  
63 conspicuously posting and repeatedly broadcasting the notice and

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64 the agenda on a closed-circuit cable television system serving  
65 the condominium association. However, if broadcast notice is  
66 used in lieu of a notice posted physically on the condominium  
67 property, the notice and agenda must be broadcast at least four  
68 times every broadcast hour of each day that a posted notice is  
69 otherwise required under this section. If broadcast notice is  
70 provided, the notice and agenda must be broadcast in a manner  
71 and for a sufficient continuous length of time so as to allow an  
72 average reader to observe the notice and read and comprehend the  
73 entire content of the notice and the agenda. In addition to any  
74 of the authorized means of providing notice of a meeting of the  
75 board, the association may, by rule, adopt a procedure for  
76 conspicuously posting the meeting notice and the agenda on a  
77 website serving the condominium association for at least the  
78 minimum period of time for which a notice of a meeting is also  
79 required to be physically posted on the condominium property.  
80 Any rule adopted shall, in addition to other matters, include a  
81 requirement that the association send an electronic notice in  
82 the same manner as a notice for a meeting of the members, which  
83 must include a hyperlink to the website where the notice is  
84 posted, to unit owners whose e-mail addresses are included in  
85 the association's official records. Unless a unit owner waives  
86 in writing the right to receive notice of the annual meeting,  
87 such notice must be hand delivered, mailed, or electronically  
88 transmitted to each unit owner. Notice for meetings and notice

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89 for all other purposes must be mailed to each unit owner at the  
90 address last furnished to the association by the unit owner, or  
91 hand delivered to each unit owner. However, if a unit is owned  
92 by more than one person, the association must provide notice to  
93 the address that the developer identifies for that purpose and  
94 thereafter as one or more of the owners of the unit advise the  
95 association in writing, or if no address is given or the owners  
96 of the unit do not agree, to the address provided on the deed of  
97 record. An officer of the association, or the manager or other  
98 person providing notice of the association meeting, must provide  
99 an affidavit or United States Postal Service certificate of  
100 mailing, to be included in the official records of the  
101 association affirming that the notice was mailed or hand  
102 delivered in accordance with this provision.

103 4. The members of the board of a residential condominium  
104 shall be elected by written ballot or voting machine. Proxies  
105 may not be used in electing the board in general elections or  
106 elections to fill vacancies caused by recall, resignation, or  
107 otherwise, unless otherwise provided in this chapter. This  
108 subparagraph does not apply to an association governing a  
109 timeshare condominium.

110 a. At least 60 days before a scheduled election, the  
111 association shall mail, deliver, or electronically transmit, by  
112 separate association mailing or included in another association  
113 mailing, delivery, or transmission, including regularly

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114 published newsletters, to each unit owner entitled to a vote, a  
115 first notice of the date of the election. A unit owner or other  
116 eligible person desiring to be a candidate for the board must  
117 give written notice of his or her intent to be a candidate to  
118 the association at least 40 days before a scheduled election.  
119 Together with the written notice and agenda as set forth in  
120 subparagraph 3., the association shall mail, deliver, or  
121 electronically transmit a second notice of the election to all  
122 unit owners entitled to vote, together with a ballot that lists  
123 all candidates. Upon request of a candidate, an information  
124 sheet, no larger than 8 1/2 inches by 11 inches, which must be  
125 furnished by the candidate at least 35 days before the election,  
126 must be included with the mailing, delivery, or transmission of  
127 the ballot, with the costs of mailing, delivery, or electronic  
128 transmission and copying to be borne by the association. The  
129 association is not liable for the contents of the information  
130 sheets prepared by the candidates. In order to reduce costs, the  
131 association may print or duplicate the information sheets on  
132 both sides of the paper. The division shall by rule establish  
133 voting procedures consistent with this sub-subparagraph,  
134 including rules establishing procedures for giving notice by  
135 electronic transmission and rules providing for the secrecy of  
136 ballots. Elections shall be decided by a plurality of ballots  
137 cast. There is no quorum requirement; however, at least 20  
138 percent of the eligible voters must cast a ballot in order to

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139 have a valid election. A unit owner may not authorize any other  
140 person to vote his or her ballot, and any ballots improperly  
141 cast are invalid. A unit owner who violates this provision may  
142 be fined by the association in accordance with s. 718.303. A  
143 unit owner who needs assistance in casting the ballot for the  
144 reasons stated in s. 101.051 may obtain such assistance. The  
145 regular election must occur on the date of the annual meeting.  
146 Notwithstanding this sub-subparagraph, an election is not  
147 required unless more candidates file notices of intent to run or  
148 are nominated than board vacancies exist.

149       b. Within 90 days after being elected or appointed to the  
150 board of an association of a residential condominium, each newly  
151 elected or appointed director shall certify in writing to the  
152 secretary of the association that he or she has read the  
153 association's declaration of condominium, articles of  
154 incorporation, bylaws, and current written policies; that he or  
155 she will work to uphold such documents and policies to the best  
156 of his or her ability; and that he or she will faithfully  
157 discharge his or her fiduciary responsibility to the  
158 association's members. In lieu of this written certification,  
159 within 90 days after being elected or appointed to the board,  
160 the newly elected or appointed director may submit a certificate  
161 of having satisfactorily completed the educational curriculum  
162 administered by a division-approved condominium education  
163 provider within 1 year before or 90 days after the date of

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164 election or appointment. The written certification or  
165 educational certificate is valid and does not have to be  
166 resubmitted as long as the director serves on the board without  
167 interruption. A director of an association of a residential  
168 condominium who fails to timely file the written certification  
169 or educational certificate is suspended from service on the  
170 board until he or she complies with this sub-subparagraph. The  
171 board may temporarily fill the vacancy during the period of  
172 suspension. The secretary shall cause the association to retain  
173 a director's written certification or educational certificate  
174 for inspection by the members for 5 years after a director's  
175 election or the duration of the director's uninterrupted tenure,  
176 whichever is longer. Failure to have such written certification  
177 or educational certificate on file does not affect the validity  
178 of any board action.

179 c. Any challenge to the election process must be commenced  
180 within 60 days after the election results are announced.

181 5. Any approval by unit owners called for by this chapter  
182 or the applicable declaration or bylaws, including, but not  
183 limited to, the approval requirement in s. 718.111(8), must be  
184 made at a duly noticed meeting of unit owners and is subject to  
185 all requirements of this chapter or the applicable condominium  
186 documents relating to unit owner decisionmaking, except that  
187 unit owners may take action by written agreement, without  
188 meetings, on matters for which action by written agreement

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189 without meetings is expressly allowed by the applicable bylaws  
190 or declaration or any law that provides for such action.

191 6. Unit owners may waive notice of specific meetings if  
192 allowed by the applicable bylaws or declaration or any law.  
193 Notice of meetings of the board of administration, unit owner  
194 meetings, except unit owner meetings called to recall board  
195 members under paragraph (j), and committee meetings may be given  
196 by electronic transmission to unit owners who consent to receive  
197 notice by electronic transmission. A unit owner who consents to  
198 receiving notices by electronic transmission is solely  
199 responsible for removing or bypassing filters that block receipt  
200 of mass emails sent to members on behalf of the association in  
201 the course of giving electronic notices.

202 7. Unit owners have the right to participate in meetings  
203 of unit owners with reference to all designated agenda items.  
204 However, the association may adopt reasonable rules governing  
205 the frequency, duration, and manner of unit owner participation.

206 8. A unit owner may tape record or videotape a meeting of  
207 the unit owners subject to reasonable rules adopted by the  
208 division.

209 9. Unless otherwise provided in the bylaws, any vacancy  
210 occurring on the board before the expiration of a term may be  
211 filled by the affirmative vote of the majority of the remaining  
212 directors, even if the remaining directors constitute less than  
213 a quorum, or by the sole remaining director. In the alternative,

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214 a board may hold an election to fill the vacancy, in which case  
215 the election procedures must conform to sub-subparagraph 4.a.  
216 unless the association governs 10 units or fewer and has opted  
217 out of the statutory election process, in which case the bylaws  
218 of the association control. Unless otherwise provided in the  
219 bylaws, a board member appointed or elected under this section  
220 shall fill the vacancy for the unexpired term of the seat being  
221 filled. Filling vacancies created by recall is governed by  
222 paragraph (j) and rules adopted by the division.

223 10. This chapter does not limit the use of general or  
224 limited proxies, require the use of general or limited proxies,  
225 or require the use of a written ballot or voting machine for any  
226 agenda item or election at any meeting of a timeshare  
227 condominium association or nonresidential condominium  
228 association.

229  
230 Notwithstanding subparagraph (b)2. and sub-subparagraph 4.a., an  
231 association of 10 or fewer units may, by affirmative vote of a  
232 majority of the total voting interests, provide for different  
233 voting and election procedures in its bylaws, which may be by a  
234 proxy specifically delineating the different voting and election  
235 procedures. The different voting and election procedures may  
236 provide for elections to be conducted by limited or general  
237 proxy.

238 (f) Annual budget.—

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239 1. The proposed annual budget of estimated revenues and  
240 expenses must be detailed and must show the amounts budgeted by  
241 accounts and expense classifications, including, at a minimum,  
242 any applicable expenses listed in s. 718.504(21). The annual  
243 budget must be proposed to unit owners and adopted by the board  
244 of directors no later than 30 days before the beginning of the  
245 fiscal year. A multicondominium association shall adopt a  
246 separate budget of common expenses for each condominium the  
247 association operates and shall adopt a separate budget of common  
248 expenses for the association. In addition, if the association  
249 maintains limited common elements with the cost to be shared  
250 only by those entitled to use the limited common elements as  
251 provided for in s. 718.113(1), the budget or a schedule attached  
252 to it must show the amount budgeted for this maintenance. If,  
253 after turnover of control of the association to the unit owners,  
254 any of the expenses listed in s. 718.504(21) are not applicable,  
255 they need not be listed.

256 2.a. In addition to annual operating expenses, the budget  
257 must include reserve accounts for capital expenditures and  
258 deferred maintenance. These accounts must include, but are not  
259 limited to, roof replacement, building painting, and pavement  
260 resurfacing, regardless of the amount of deferred maintenance  
261 expense or replacement cost, and any other item that has a  
262 deferred maintenance expense or replacement cost that exceeds  
263 \$10,000. The amount to be reserved must be computed using a

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264 formula based upon estimated remaining useful life and estimated  
265 replacement cost or deferred maintenance expense of each reserve  
266 item. The association may adjust replacement reserve assessments  
267 annually to take into account any changes in estimates or  
268 extension of the useful life of a reserve item caused by  
269 deferred maintenance. This subsection does not apply to an  
270 adopted budget in which the members of an association have  
271 determined, by a majority vote at a duly called meeting of the  
272 association, to provide no reserves or less reserves than  
273 required by this subsection.

274       b. Before turnover of control of an association by a  
275 developer to unit owners other than a developer pursuant to s.  
276 718.301, the developer may vote the voting interests allocated  
277 to its units to waive the reserves or reduce the funding of  
278 reserves through the period expiring at the end of the second  
279 fiscal year after the fiscal year in which the certificate of a  
280 surveyor and mapper is recorded pursuant to s. 718.104(4)(e) or  
281 an instrument that transfers title to a unit in the condominium  
282 which is not accompanied by a recorded assignment of developer  
283 rights in favor of the grantee of such unit is recorded,  
284 whichever occurs first, after which time reserves may be waived  
285 or reduced only upon the vote of a majority of all nondeveloper  
286 voting interests voting in person or by limited proxy at a duly  
287 called meeting of the association. If a meeting of the unit  
288 owners has been called to determine whether to waive or reduce

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289 the funding of reserves and no such result is achieved or a  
290 quorum is not attained, the reserves included in the budget  
291 shall go into effect. After the turnover, the developer may vote  
292 its voting interest to waive or reduce the funding of reserves.

293 3. Reserve funds and any interest accruing thereon shall  
294 remain in the reserve account or accounts, and may be used only  
295 for authorized reserve expenditures unless their use for other  
296 purposes is approved in advance by a majority vote at a duly  
297 called meeting of the association. Before turnover of control of  
298 an association by a developer to unit owners other than the  
299 developer pursuant to s. 718.301, the developer-controlled  
300 association may not vote to use reserves for purposes other than  
301 those for which they were intended without the approval of a  
302 majority of all nondeveloper voting interests, voting in person  
303 or by limited proxy at a duly called meeting of the association.

304 4. The only voting interests that are eligible to vote on  
305 questions that involve waiving or reducing the funding of  
306 reserves, or using existing reserve funds for purposes other  
307 than purposes for which the reserves were intended, are the  
308 voting interests of the units subject to assessment to fund the  
309 reserves in question. Proxy questions relating to waiving or  
310 reducing the funding of reserves or using existing reserve funds  
311 for purposes other than purposes for which the reserves were  
312 intended must contain the following statement in capitalized,  
313 bold letters in a font size larger than any other used on the

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314 face of the proxy ballot: WAIVING OF RESERVES, IN WHOLE OR IN  
315 PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY  
316 RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED  
317 SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

318 ~~(p) Service providers; conflicts of interest. An~~  
319 ~~association, which is not a timeshare condominium association,~~  
320 ~~may not employ or contract with any service provider that is~~  
321 ~~owned or operated by a board member or with any person who has a~~  
322 ~~financial relationship with a board member or officer, or a~~  
323 ~~relative within the third degree of consanguinity by blood or~~  
324 ~~marriage of a board member or officer. This paragraph does not~~  
325 ~~apply to a service provider in which a board member or officer,~~  
326 ~~or a relative within the third degree of consanguinity by blood~~  
327 ~~or marriage of a board member or officer, owns less than 1~~  
328 ~~percent of the equity shares.~~

329 Section 13. Subsection (4) of section 627.714, Florida  
330 Statutes, is amended to read:

331 627.714 Residential condominium unit owner coverage; loss  
332 assessment coverage required.—

333 (4) Every individual unit owner's residential property  
334 policy must contain a provision stating that the coverage  
335 afforded by such policy is excess coverage over the amount  
336 recoverable under any other policy covering the same property.  
337 If a condominium association's insurance policy does not provide  
338 rights for subrogation against the unit owners in the

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339 association, an insurance policy issued to an individual unit  
340 owner located in the association may not provide rights of  
341 subrogation against the condominium association.

342 Section 14. Paragraph (g) of subsection (12) of section  
343 718.111, Florida Statutes, is amended to read:

344 718.111 The association.—

345 (12) OFFICIAL RECORDS.—

346 (g)1. By January 1, 2019, an association managing a  
347 condominium with 150 or more units which does not contain  
348 timeshare units shall post digital copies of the documents  
349 specified in subparagraph 2. on its website or make such  
350 documents available through an application that can be  
351 downloaded on a mobile device.

352 a. The association's website or application must be:

353 (I) An independent website, application, or web portal  
354 wholly owned and operated by the association; or

355 (II) A website, application, or web portal operated by a  
356 third-party provider with whom the association owns, leases,  
357 rents, or otherwise obtains the right to operate a web page,  
358 subpage, web portal, or collection of subpages or web portals,  
359 or application which is dedicated to the association's  
360 activities and on which required notices, records, and documents  
361 may be posted or made available by the association.

362 b. The association's website or application must be  
363 accessible through the Internet and must contain a subpage, web

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364 portal, or other protected electronic location that is  
365 inaccessible to the general public and accessible only to unit  
366 owners and employees of the association.

367 c. Upon a unit owner's written request, the association  
368 must provide the unit owner with a username and password and  
369 access to the protected sections of the association's website or  
370 application that contain any notices, records, or documents that  
371 must be electronically provided.

372 2. A current copy of the following documents must be  
373 posted in digital format on the association's website or  
374 application:

375 a. The recorded declaration of condominium of each  
376 condominium operated by the association and each amendment to  
377 each declaration.

378 b. The recorded bylaws of the association and each  
379 amendment to the bylaws.

380 c. The articles of incorporation of the association, or  
381 other documents creating the association, and each amendment to  
382 the articles of incorporation or other documents thereto. The  
383 copy posted pursuant to this sub-subparagraph must be a copy of  
384 the articles of incorporation filed with the Department of  
385 State.

386 d. The rules of the association.

387 e. A list of all executory contracts or documents to which  
388 the association is a party or under which the association or the

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389 unit owners have an obligation or responsibility and, after  
390 bidding for the related materials, equipment, or services has  
391 closed, a list of bids received by the association within the  
392 past year. Summaries of bids for materials, equipment, or  
393 services which exceed \$500 must be maintained on the website or  
394 application for 1 year. In lieu of summaries, complete copies of  
395 the bids may be posted.

396 f. The annual budget required by s. 718.112(2)(f) and any  
397 proposed budget to be considered at the annual meeting.

398 g. The financial report required by subsection (13) and  
399 any monthly income or expense statement to be considered at a  
400 meeting.

401 h. The certification of each director required by s.  
402 718.112(2)(d)4.b.

403 i. All contracts or transactions between the association  
404 and any director, officer, corporation, firm, or association  
405 that is not an affiliated condominium association or any other  
406 entity in which an association director is also a director or  
407 officer and financially interested.

408 j. Any contract or document regarding a conflict of  
409 interest or possible conflict of interest as provided in ss.  
410 468.436(2)(b)6. and 718.3027(3).

411 k. The notice of any unit owner meeting and the agenda for  
412 the meeting, as required by s. 718.112(2)(d)3., no later than 14  
413 days before the meeting. The notice must be posted in plain view

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414 on the front page of the website or application, or on a  
415 separate subpage of the website or application labeled "Notices"  
416 which is conspicuously visible and linked from the front page.  
417 The association must also post on its website or application any  
418 document to be considered and voted on by the owners during the  
419 meeting or any document listed on the agenda at least 7 days  
420 before the meeting at which the document or the information  
421 within the document will be considered.

422 1. Notice of any board meeting, the agenda, and any other  
423 document required for the meeting as required by s.  
424 718.112(2)(c), which must be posted no later than the date  
425 required for notice under ~~pursuant to~~ s. 718.112(2)(c).

426 3. The association shall ensure that the information and  
427 records described in paragraph (c), which are not allowed to be  
428 accessible to unit owners, are not posted on the association's  
429 website or application. If protected information or information  
430 restricted from being accessible to unit owners is included in  
431 documents that are required to be posted on the association's  
432 website or application, the association shall ensure the  
433 information is redacted before posting the documents online.  
434 Notwithstanding the foregoing, the association or its agent is  
435 not liable for disclosing information that is protected or  
436 restricted under ~~pursuant to~~ this paragraph unless such  
437 disclosure was made with a knowing or intentional disregard of  
438 the protected or restricted nature of such information.

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439 4. The failure of the association to post information  
440 required under subparagraph 2. is not in and of itself  
441 sufficient to invalidate any action or decision of the  
442 association's board or its committees.

443 Section 15. Paragraphs (c) and (d) of subsection (6) of  
444 section 720.303, Florida Statutes, are amended to read:

445 720.303 Association powers and duties; meetings of board;  
446 official records; budgets; financial reporting; association  
447 funds; recalls.—

448 (6) BUDGETS.—

449 (c)1. If the budget of the association does not provide  
450 for reserve accounts under ~~pursuant to~~ paragraph (d) or the  
451 declaration of covenants, articles, or bylaws do not obligate  
452 the developer to create reserves, and the association is  
453 responsible for the repair and maintenance of capital  
454 improvements that may result in a special assessment if reserves  
455 are not provided or not fully funded, then each financial report  
456 for the preceding fiscal year required by subsection (7) must  
457 contain the following statement in conspicuous type:

458 THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED  
459 RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED  
460 MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING  
461 THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS  
462 UNDER ~~PURSUANT TO~~ SECTION 720.303(6), FLORIDA STATUTES, UPON  
463 OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING

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464 INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING  
465 OR BY WRITTEN CONSENT.

466 2. If the budget of the association does provide for  
467 funding accounts for deferred expenditures, including, but not  
468 limited to, funds for capital expenditures and deferred  
469 maintenance, but such accounts are not created or established  
470 under ~~pursuant to~~ paragraph (d), each financial report for the  
471 preceding fiscal year required under subsection (7) must also  
472 contain the following statement in conspicuous type:

473 THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY  
474 DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES  
475 AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED  
476 IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED  
477 TO PROVIDE FOR RESERVE ACCOUNTS UNDER ~~PURSUANT TO~~ SECTION  
478 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE  
479 RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR  
480 ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

481 (d) An association is deemed to have provided for reserve  
482 accounts ~~if reserve accounts have been initially established by~~  
483 ~~the developer or if the membership of the association~~  
484 ~~affirmatively elects to provide for reserves. If reserve~~  
485 ~~accounts are established by the developer, the budget must~~  
486 ~~designate the components for which the reserve accounts may be~~  
487 ~~used. If reserve accounts are not initially provided by the~~  
488 ~~developer, the membership of the association may elect to do so~~

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489 upon the affirmative approval of a majority of the total voting  
490 interests of the association. Such approval may be obtained by  
491 vote of the members at a duly called meeting of the membership  
492 or by the written consent of a majority of the total voting  
493 interests of the association. The approval action of the  
494 membership must state that reserve accounts shall be provided  
495 for in the budget and must designate the components for which  
496 the reserve accounts are to be established. Upon approval by the  
497 membership, the board of directors shall include the required  
498 reserve accounts in the budget in the next fiscal year following  
499 the approval and each year thereafter. Once established as  
500 provided in this subsection, the reserve accounts must be funded  
501 or maintained or have their funding waived in the manner  
502 provided in paragraph (f).

503 Section 16. Paragraph (g) of subsection (1) of section  
504 720.306, Florida Statutes, is amended to read:

505 720.306 Meetings of members; voting and election  
506 procedures; amendments.—

507 (1) QUORUM; AMENDMENTS.—

508 (g) A notice required under this section must be mailed or  
509 delivered to the address identified as the parcel owner's  
510 mailing address in the official records of the association  
511 required under s. 720.303(4) ~~on the property appraiser's website~~  
512 ~~for the county in which the parcel is located~~, or electronically  
513 transmitted in a manner authorized by the association if the

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514 parcel owner has consented, in writing, to receive notice by  
515 electronic transmission.

516

517 -----

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

519 Remove line 591 of the amendment and insert:

520 Section 12. Paragraphs (d), (f), and (p) of subsection (2)

521 of

522

523 -----

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

525 Remove lines 1108-1114 of the amendment and insert:

526 beverages; amending s. 718.112, F.S.; providing

527 requirements relating to the calculation of board

528 member term limits; providing the circumstances under

529 which a person is delinquent in the payment of an

530 assessment in the context of eligibility for

531 membership on certain condominium boards; requiring

532 that an annual budget be proposed to unit owners and

533 adopted by the board before a specified time; deleting

534 a prohibition against employing or contracting with

535 certain service providers; amending s. 627.714, F.S.;

536 prohibiting an individual unit owner's insurance

537 policy from providing rights of subrogation against a

538 condominium association under certain circumstances;

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539 | amending s. 718.111, F.S.; revising requirements  
540 | relating to the posting of digital copies of certain  
541 | documents by certain condominium associations;  
542 | amending s. 720.303, F.S.; revising when an  
543 | association is deemed to have provided for reserve  
544 | accounts; amending s. 720.306, F.S.; revising  
545 | requirements for providing certain notices; amending  
546 | s. 718.501, F.S.; authorizing

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