



481460

LEGISLATIVE ACTION

Senate

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House

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Floor: WD

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03/06/2024 09:27 AM

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Senator Bradley moved the following:

Senate Amendment to Amendment (174480)

Delete lines 185 - 235

and insert:

association or the parcel owners have an obligation or a responsibility and, after bidding for the related materials, equipment, or services has closed, a list of bids received by the association within the past year.

f. The annual budget required by subsection (6) and any proposed budget to be considered at the annual meeting.

g. The financial report required by subsection (7) and any



12 monthly income or expense statement to be considered at a
13 meeting.

14 h. The association's current insurance policies.

15 i. The certification of each director required by s.
16 720.3033(1) (a).

17 j. All contracts or transactions between the association
18 and any director, officer, corporation, firm, or association
19 that is not an affiliated homeowners' association or any other
20 entity in which an association director is also a director or
21 officer and financially interested.

22 k. Any contract or document regarding a conflict of
23 interest or possible conflict of interest as provided in ss.
24 468.436(2) (b) 6. and 720.3033(2).

25 l. Notice of any meeting of members and the agenda for the
26 meeting, as required by s. 720.306, no later than 14 days before
27 the meeting. The notice must be posted in plain view on the
28 homepage of the website or application, or on a separate subpage
29 of the website or application labeled "Notices" which is
30 conspicuously visible and linked from the homepage. The
31 association must also post on its website or application any
32 document to be considered and voted on by the owners during the
33 meeting or any document listed on the agenda at least 7 days
34 before the meeting at which the document or the information
35 within the document will be considered.

36 m. Notice of any board meeting, the agenda, and any other
37 document required for the meeting as required by subsection (3),
38 which must be posted no later than the date required for notice
39 under subsection (3).

40 4. Upon written request by a parcel owner, the association



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41 must provide the parcel owner with a username and password and
42 access to the protected sections of the association's website or
43 application which contains the official documents of the
44 association.

45 5. The association shall ensure that the information and
46 records described in paragraph (5) (g) which are not allowed to
47 be accessible to parcel owners are not posted on the
48 association's website or application. If protected information
49 or information restricted from being accessible to parcel owners
50 is included in documents that are required to be posted on the
51 association's website or application, the association must
52 ensure the information is redacted before posting the documents.
53 Notwithstanding the foregoing, the association or its authorized
54 agent is not liable for disclosing information that is protected
55 or restricted under paragraph (5) (g) unless such disclosure was