

26 | that certain associations use an independent certified
 27 | public accountant to prepare its annual budget;
 28 | requiring certain associations to retain an attorney
 29 | for certain purposes; prohibiting certain persons from
 30 | acting as the accountant or attorney; amending s.
 31 | 720.3033, F.S.; providing education requirements for
 32 | newly elected or appointed directors; providing
 33 | requirements for the educational curriculum; requiring
 34 | certain directors to complete a certain number of
 35 | hours of continuing education annually; requiring the
 36 | Department of Business and Professional Regulation to
 37 | adopt certain rules; providing criminal penalties for
 38 | certain actions by an officer, a director, or a
 39 | manager of an association; amending s. 720.3035, F.S.;
 40 | requiring an association or any architectural,
 41 | construction improvement, or other such similar
 42 | committee of an association to apply and enforce
 43 | certain standards reasonably and equitably; requiring
 44 | an association or any architectural, construction
 45 | improvement, or other such similar committee of an
 46 | association to provide certain written notice to a
 47 | parcel owner; amending s. 720.3085, F.S.; conforming a
 48 | cross-reference; providing an effective date.

49 |
 50 | Be It Enacted by the Legislature of the State of Florida:

51
52 Section 1. Subsection (3) is added to section 468.4334,
53 Florida Statutes, to read:

54 468.4334 Professional practice standards; liability;
55 community association manager requirements.—

56 (3) A community association manager or community
57 association management firm that is authorized by contract to
58 provide community association management services to a
59 homeowners' association must do all of the following:

60 (a) Attend in person at least one member meeting or board
61 meeting of the homeowners' association annually.

62 (b) Provide to the members of the homeowners' association
63 the name and contact information for each community association
64 manager or representative of a community association management
65 firm assigned to the homeowners' association, the manager's or
66 representative's hours of availability, and a summary of the
67 duties for which the manager or representative is responsible.
68 The homeowners' association must also post this information on
69 the association's website or application required under s.
70 720.303(4)(b). The community association manager or community
71 association management firm must update the homeowners'
72 association and its members within 14 business days after any
73 change to such information.

74 (c) Provide to any member upon request a copy of the
75 contract between the community association manager or community

76 association management firm and the homeowners' association and
 77 include such contract with association's governing documents.

78 Section 2. Section 468.4337, Florida Statutes, is amended
 79 to read:

80 468.4337 Continuing education.—The department may not
 81 renew a license until the licensee submits proof that the
 82 licensee has completed the requisite hours of continuing
 83 education. ~~No more than 10 hours of continuing education~~
 84 ~~annually shall be required for renewal of a license.~~ The number
 85 of continuing education hours, criteria, and course content
 86 shall be approved by the council by rule. The council may not
 87 require more than 10 hours of continuing education annually for
 88 renewal of a license. A community association manager who
 89 provides community association management services to a
 90 homeowners' association must biennially complete at least 5
 91 hours of continuing education that pertains specifically to
 92 homeowners' associations, 3 hours of which must relate to
 93 recordkeeping.

94 Section 3. Subsections (4) and (5) and paragraphs (a),
 95 (d), and (f) of subsection (6) of section 720.303, Florida
 96 Statutes, are amended to read:

97 720.303 Association powers and duties; meetings of board;
 98 official records; budgets; financial reporting; association
 99 funds; recalls.—

100 (4) OFFICIAL RECORDS.—

101 (a) The association shall maintain each of the following
 102 items, when applicable, for at least 7 years, unless the
 103 governing documents of the association require a longer period
 104 of time, which constitute the official records of the
 105 association:

106 1.(a) Copies of any plans, specifications, permits, and
 107 warranties related to improvements constructed on the common
 108 areas or other property that the association is obligated to
 109 maintain, repair, or replace.

110 2.(b) A copy of the bylaws of the association and of each
 111 amendment to the bylaws.

112 3.(c) A copy of the articles of incorporation of the
 113 association and of each amendment thereto.

114 4.(d) A copy of the declaration of covenants and a copy of
 115 each amendment thereto.

116 5.(e) A copy of the current rules of the homeowners'
 117 association.

118 6.(f) The minutes of all meetings of the board of
 119 directors and of the members, ~~which minutes must be retained for~~
 120 ~~at least 7 years.~~

121 7.(g) A current roster of all members and their designated
 122 mailing addresses and parcel identifications. A member's
 123 designated mailing address is the member's property address,
 124 unless the member has sent written notice to the association
 125 requesting that a different mailing address be used for all

126 required notices. The association shall also maintain the e-mail
127 addresses and the facsimile numbers designated by members for
128 receiving notice sent by electronic transmission of those
129 members consenting to receive notice by electronic transmission.
130 A member's e-mail address is the e-mail address the member
131 provided when consenting in writing to receiving notice by
132 electronic transmission, unless the member has sent written
133 notice to the association requesting that a different e-mail
134 address be used for all required notices. The e-mail addresses
135 and facsimile numbers provided by members to receive notice by
136 electronic transmission must be removed from association records
137 when the member revokes consent to receive notice by electronic
138 transmission. However, the association is not liable for an
139 erroneous disclosure of the e-mail address or the facsimile
140 number for receiving electronic transmission of notices.

141 8.~~(h)~~ All of the association's insurance policies or a
142 copy thereof, ~~which policies must be retained for at least 7~~
143 ~~years.~~

144 9.~~(i)~~ A current copy of all contracts to which the
145 association is a party, including, without limitation, any
146 management agreement, lease, or other contract under which the
147 association has any obligation or responsibility. Bids received
148 by the association for work to be performed are ~~must also be~~
149 considered official records and must be kept for a period of 1
150 year.

151 10.~~(j)~~ The financial and accounting records of the
152 association, kept according to good accounting practices. ~~All~~
153 ~~financial and accounting records must be maintained for a period~~
154 ~~of at least 7 years.~~ The financial and accounting records must
155 include:

156 a.1. Accurate, itemized, and detailed records of all
157 receipts and expenditures.

158 b.2. A current account and a periodic statement of the
159 account for each member, designating the name and current
160 address of each member who is obligated to pay assessments, the
161 due date and amount of each assessment or other charge against
162 the member, the date and amount of each payment on the account,
163 and the balance due.

164 c.3. All tax returns, financial statements, and financial
165 reports of the association.

166 d.4. Any other records that identify, measure, record, or
167 communicate financial information.

168 11.~~(k)~~ A copy of the disclosure summary described in s.
169 720.401(1).

170 12.~~(l)~~ Ballots, sign-in sheets, voting proxies, and all
171 other papers and electronic records relating to voting by parcel
172 owners, which must be maintained for at least 1 year after the
173 date of the election, vote, or meeting.

174 13.~~(m)~~ All affirmative acknowledgments made pursuant to s.
175 720.3085(3)(c)3.

176 14.(n) All other written records of the association not
177 specifically included in this subsection which are related to
178 the operation of the association.

179 (b)1. By January 1, 2025, an association shall post a
180 current digital copy of the documents specified in paragraph (a)
181 on its website or make such documents available through an
182 application that can be downloaded on a mobile device.

183 2. The association's website or application must be
184 accessible through the Internet and must contain a subpage, web
185 portal, or other protected electronic location that is
186 inaccessible to the general public and accessible only to parcel
187 owners and employees of the association.

188 3. Upon written request by a parcel owner, the association
189 must provide the parcel owner with a username and password and
190 access to the protected sections of the association's website or
191 application which contains the official documents of the
192 association.

193 4. The association shall ensure that the information and
194 records described in paragraph (5)(d), which are not allowed to
195 be accessible to parcel owners, are not posted on the
196 association's website or application. If protected information
197 or information restricted from being accessible to parcel owners
198 is included in documents that are required to be posted on the
199 association's website or application, the association must
200 ensure the information is redacted before posting the documents.

201 Notwithstanding the foregoing, the association or its authorized
 202 agent is not liable for disclosing information that is protected
 203 or restricted under paragraph (5) (d) unless such disclosure was
 204 made with a knowing or intentional disregard of the protected or
 205 restricted nature of such information.

206 (c) The association shall adopt written rules governing
 207 the method or policy by which the official records of the
 208 association are to be retained and for how long such records
 209 must be retained. Such information must be made available to the
 210 parcel owners through the association's website or application.

211 (5) INSPECTION AND COPYING OF RECORDS.—Unless otherwise
 212 provided by law or the governing documents of the association,
 213 the official records must ~~shall~~ be maintained within the state
 214 for at least 7 years and ~~shall~~ be made available to a parcel
 215 owner for inspection or photocopying within 45 miles of the
 216 community or within the county in which the association is
 217 located within 10 business days after receipt by the board or
 218 its designee of a written request from the parcel owner. This
 219 subsection may be complied with by having a copy of the official
 220 records available for inspection or copying in the community or
 221 ~~at the option of the association,~~ by making the records
 222 available to a parcel owner electronically via the association's
 223 website or application ~~Internet~~ or by allowing the records to be
 224 viewed in electronic format on a computer screen and printed
 225 upon request. If the association has a photocopy machine

226 available where the records are maintained, it must provide
227 parcel owners with copies on request during the inspection if
228 the entire request is limited to no more than 25 pages. An
229 association shall allow a member or his or her authorized
230 representative to use a portable device, including a smartphone,
231 tablet, portable scanner, or any other technology capable of
232 scanning or taking photographs, to make an electronic copy of
233 the official records in lieu of the association's providing the
234 member or his or her authorized representative with a copy of
235 such records. The association may not charge a fee to a member
236 or his or her authorized representative for the use of a
237 portable device.

238 (a) The failure of an association to provide access to the
239 records within 10 business days after receipt of a written
240 request submitted by certified mail, return receipt requested,
241 creates a rebuttable presumption that the association willfully
242 failed to comply with this subsection.

243 (b) A member who is denied access to official records is
244 entitled to the actual damages or minimum damages for the
245 association's willful failure to comply with this subsection.
246 The minimum damages are to be \$50 per calendar day up to 10
247 days, the calculation to begin on the 11th business day after
248 receipt of the written request.

249 (c) The association may adopt reasonable written rules
250 governing the frequency, time, location, notice, records to be

251 inspected, and manner of inspections, but may not require a
 252 parcel owner to demonstrate any proper purpose for the
 253 inspection, state any reason for the inspection, or limit a
 254 parcel owner's right to inspect records to less than one 8-hour
 255 business day per month. The association may impose fees to cover
 256 the costs of providing copies of the official records, including
 257 the costs of copying and the costs required for personnel to
 258 retrieve and copy the records if the time spent retrieving and
 259 copying the records exceeds one-half hour and if the personnel
 260 costs do not exceed \$20 per hour. Personnel costs may not be
 261 charged for records requests that result in the copying of 25 or
 262 fewer pages. The association may charge up to 25 cents per page
 263 for copies made on the association's photocopier. If the
 264 association does not have a photocopy machine available where
 265 the records are kept, or if the records requested to be copied
 266 exceed 25 pages in length, the association may have copies made
 267 by an outside duplicating service and may charge the actual cost
 268 of copying, as supported by the vendor invoice. The association
 269 shall maintain an adequate number of copies of the recorded
 270 governing documents, to ensure their availability to members and
 271 prospective members.

272 (d) Notwithstanding this subsection ~~paragraph~~, the
 273 following records are not accessible to members or parcel
 274 owners:

- 275 1. Any record protected by the lawyer-client privilege as

276 described in s. 90.502 and any record protected by the work-
277 product privilege, including, but not limited to, a record
278 prepared by an association attorney or prepared at the
279 attorney's express direction which reflects a mental impression,
280 conclusion, litigation strategy, or legal theory of the attorney
281 or the association and which was prepared exclusively for civil
282 or criminal litigation or for adversarial administrative
283 proceedings or which was prepared in anticipation of such
284 litigation or proceedings until the conclusion of the litigation
285 or proceedings.

286 2. Information obtained by an association in connection
287 with the approval of the lease, sale, or other transfer of a
288 parcel.

289 3. Information an association obtains in a gated community
290 in connection with guests' visits to parcel owners or community
291 residents.

292 4. Personnel records of association or management company
293 employees, including, but not limited to, disciplinary, payroll,
294 health, and insurance records. For purposes of this
295 subparagraph, the term "personnel records" does not include
296 written employment agreements with an association or management
297 company employee or budgetary or financial records that indicate
298 the compensation paid to an association or management company
299 employee.

300 5. Medical records of parcel owners or community

301 residents.

302 6. Social security numbers, driver license numbers, credit
303 card numbers, electronic mailing addresses, telephone numbers,
304 facsimile numbers, emergency contact information, any addresses
305 for a parcel owner other than as provided for association notice
306 requirements, and other personal identifying information of any
307 person, excluding the person's name, parcel designation, mailing
308 address, and property address. Notwithstanding the restrictions
309 in this subparagraph, an association may print and distribute to
310 parcel owners a directory containing the name, parcel address,
311 and all telephone numbers of each parcel owner. However, an
312 owner may exclude his or her telephone numbers from the
313 directory by so requesting in writing to the association. An
314 owner may consent in writing to the disclosure of other contact
315 information described in this subparagraph. The association is
316 not liable for the disclosure of information that is protected
317 under this subparagraph if the information is included in an
318 official record of the association and is voluntarily provided
319 by an owner and not requested by the association.

320 7. Any electronic security measure that is used by the
321 association to safeguard data, including passwords.

322 8. The software and operating system used by the
323 association which allows the manipulation of data, even if the
324 owner owns a copy of the same software used by the association.
325 The data is part of the official records of the association.

326 9. All affirmative acknowledgments made pursuant to s.
 327 720.3085(3)(c)3.

328 ~~(e)-(d)~~ The association or its authorized agent is not
 329 required to provide a prospective purchaser or lienholder with
 330 information about the residential subdivision or the association
 331 other than information or documents required by this chapter to
 332 be made available or disclosed. The association or its
 333 authorized agent may charge a reasonable fee to the prospective
 334 purchaser or lienholder or the current parcel owner or member
 335 for providing good faith responses to requests for information
 336 by or on behalf of a prospective purchaser or lienholder, other
 337 than that required by law, if the fee does not exceed \$150 plus
 338 the reasonable cost of photocopying and any attorney fees
 339 incurred by the association in connection with the response.

340 (f) If an association receives a subpoena for records from
 341 a law enforcement agency, the association must provide a copy of
 342 such records or otherwise make the records available for
 343 inspection and copying to a law enforcement agency within 5
 344 business days after receipt of the subpoena, unless otherwise
 345 specified by the law enforcement agency or subpoena. An
 346 association must assist a law enforcement agency in its
 347 investigation to the extent permissible by law.

348 (6) BUDGETS.—

349 (a)1. The association shall prepare an annual budget that
 350 sets out the annual operating expenses. The budget must reflect

351 the estimated revenues and expenses for that year and the
352 estimated surplus or deficit as of the end of the current year.
353 The budget must set out separately all fees or charges paid for
354 by the association for recreational amenities, whether owned by
355 the association, the developer, or another person. The
356 association shall provide each member with a copy of the annual
357 budget or a written notice that a copy of the budget is
358 available upon request at no charge to the member. The copy must
359 be provided to the member within the time limits set forth in
360 subsection (5).

361 2. An association that has 2,500 members or more must use
362 an independent certified public accountant to prepare the
363 association's annual budget. Such association must also retain
364 an attorney to advise the association and its members on
365 procedural matters relating to the annual budget and to foster
366 communications between the board and the members of the
367 association. The independent certified public accountant or
368 attorney required under this subparagraph may not be:

369 a. The community association manager or an employee of the
370 community association management firm providing community
371 association management services to the association; or

372 b. An officer or a director of the association or an
373 immediate family member of an officer or a director.

374 (d) An association is deemed to have provided for reserve
375 accounts upon the affirmative approval of a majority of the

376 total voting interests of the association. Such approval may be
377 obtained by vote of the members at a duly called meeting of the
378 membership or by the written consent of a majority of the total
379 voting interests of the association. The approval action of the
380 membership must state that reserve accounts shall be provided
381 for in the budget and must designate the components for which
382 the reserve accounts are to be established. Upon approval by the
383 membership, the board of directors or the independent certified
384 public accountant, if required under paragraph (a), shall
385 include the required reserve accounts in the budget in the next
386 fiscal year following the approval and each year thereafter.
387 Once established as provided in this subsection, the reserve
388 accounts must be funded or maintained or have their funding
389 waived in the manner provided in paragraph (f).

390 (f) After one or more reserve accounts are established,
391 the membership of the association, upon a majority vote at a
392 meeting at which a quorum is present, may provide for no
393 reserves or less reserves than required by this section. If a
394 meeting of the parcel ~~unit~~ owners has been called to determine
395 whether to waive or reduce the funding of reserves and such
396 result is not achieved or a quorum is not present, the reserves
397 as included in the budget go into effect. After the turnover,
398 the developer may vote its voting interest to waive or reduce
399 the funding of reserves. Any vote taken pursuant to this
400 subsection to waive or reduce reserves is applicable only to one

401 budget year.

402 Section 4. Subsections (1) and (3) of section 720.3033,
 403 Florida Statutes, are amended to read:

404 720.3033 Officers and directors.—

405 (1)(a) Within 90 days after being elected or appointed to
 406 the board, each ~~director shall certify in writing to the~~
 407 ~~secretary of the association that he or she has read the~~
 408 ~~association's declaration of covenants, articles of~~
 409 ~~incorporation, bylaws, and current written rules and policies;~~
 410 ~~that he or she will work to uphold such documents and policies~~
 411 ~~to the best of his or her ability; and that he or she will~~
 412 ~~faithfully discharge his or her fiduciary responsibility to the~~
 413 ~~association's members. Within 90 days after being elected or~~
 414 ~~appointed to the board, in lieu of such written certification,~~
 415 the newly elected or appointed director must ~~may~~ submit a
 416 certificate of having satisfactorily completed the educational
 417 curriculum administered by a department-approved division-
 418 ~~approved~~ education provider.

419 1. The newly elected or appointed director must complete
 420 the department-approved education for newly elected or appointed
 421 directors within 90 days after being elected or appointed.

422 2. The certificate of completion is valid for a maximum of
 423 4 years.

424 3. A director must complete the education specific to
 425 newly elected or appointed directors at least every 4 years.

426 4. The department-approved educational curriculum specific
 427 to newly elected or appointed directors must include training
 428 relating to financial literacy and transparency, recordkeeping,
 429 levying of fines, and notice and meeting requirements.

430 5. In addition to the educational curriculum specific to
 431 newly elected or appointed directors:

432 a. A director of an association that has fewer than 2,500
 433 members must complete at least 4 hours of continuing education
 434 annually.

435 b. A director of an association that has 2,500 members or
 436 more must complete at least 8 hours of continuing education
 437 annually within 1 year before or 90 days after the date of
 438 election or appointment.

439 ~~(b) The written certification or educational certificate~~
 440 ~~is valid for the uninterrupted tenure of the director on the~~
 441 ~~board. A director who does not timely file the written~~
 442 ~~certification or educational certificate is shall be suspended~~
 443 ~~from the board until he or she complies with the requirement.~~
 444 ~~The board may temporarily fill the vacancy during the period of~~
 445 ~~suspension.~~

446 (c) The association shall retain each director's ~~written~~
 447 ~~certification or educational certificate~~ for inspection by the
 448 members for 5 years after the director's election. However, the
 449 failure to have the written certification or educational
 450 certificate on file does not affect the validity of any board

451 action.

452 (d) The department shall adopt rules to implement and
453 administer the educational curriculum and continuing education
454 requirements under this subsection.

455 (3) An officer, a director, or a manager may not solicit,
456 offer to accept, ~~or~~ accept, or receive any thing or service of
457 value for which consideration has not been provided for his or
458 her benefit or for the benefit of a member of his or her
459 immediate family from any person providing or proposing to
460 provide goods or services to the association. An officer, a
461 director, or a manager who knowingly solicits, offers to accept,
462 ~~or~~ accepts, or receives any thing or service of value or
463 kickback that is at least \$25 but not more than \$1,000 for which
464 consideration has not been provided for his or her own benefit
465 or that of his or her immediate family from any person providing
466 or proposing to provide goods or services to the association
467 commits a misdemeanor of the first degree, punishable as
468 provided in s. 775.082 or s. 775.083 and is subject to monetary
469 damages under s. 617.0834. If such thing or kickback is valued
470 at \$1,000 or more, the officer, director, or manager commits a
471 felony of the third degree, punishable as provided in s.
472 775.082, s. 775.083, or s. 775.084 and is subject to monetary
473 damages under s. 617.0834. If the board finds that an officer or
474 a director has violated this subsection, the board shall
475 immediately remove the officer or director from office. The

476 vacancy shall be filled according to law until the end of the
 477 officer's or director's term of office. However, an officer, a
 478 director, or a manager may accept food to be consumed at a
 479 business meeting with a value of less than \$25 per individual or
 480 a service or good received in connection with trade fairs or
 481 education programs.

482 Section 5. Subsections (1) and (4) of section 720.3035,
 483 Florida Statutes, are amended to read:

484 720.3035 Architectural control covenants; parcel owner
 485 improvements; rights and privileges.—

486 (1) The authority of an association or any architectural,
 487 construction improvement, or other such similar committee of an
 488 association to review and approve plans and specifications for
 489 the location, size, type, or appearance of any structure or
 490 other improvement on a parcel, or to enforce standards for the
 491 external appearance of any structure or improvement located on a
 492 parcel, is ~~shall be~~ permitted only to the extent that the
 493 authority is specifically stated or reasonably inferred as to
 494 such location, size, type, or appearance in the declaration of
 495 covenants or other published guidelines and standards authorized
 496 by the declaration of covenants. An association or any
 497 architectural, construction improvement, or similar committee of
 498 an association must reasonably and equitably apply and enforce
 499 on all parcel owners the architectural and construction
 500 improvement standards authorized by the declaration of covenants

501 or other published guidelines and standards authorized by the
502 declaration of covenants.

503 (4) Each parcel owner ~~is shall be~~ entitled to the rights
504 and privileges set forth in the declaration of covenants or
505 other published guidelines and standards authorized by the
506 declaration of covenants concerning the architectural use of the
507 parcel, and the construction of permitted structures and
508 improvements on the parcel and such rights and privileges may
509 ~~shall~~ not be unreasonably infringed upon or impaired by the
510 association or any architectural, construction improvement, or
511 other such similar committee of the association. If the
512 association or any architectural, construction improvement, or
513 other such similar committee of the association denies a parcel
514 owner's request or application for the construction of a
515 structure or other improvement on a parcel, the association or
516 committee must provide written notice to the parcel owner
517 stating with specificity the rule or covenant on which the
518 association or committee relied when denying the request or
519 application and the specific aspect or part of the proposed
520 improvement that does not conform to such rule or covenant. If
521 the association or any architectural, construction improvement,
522 or other such similar committee of the association should
523 unreasonably, knowingly, and willfully infringe upon or impair
524 the rights and privileges set forth in the declaration of
525 covenants or other published guidelines and standards authorized

526 | by the declaration of covenants, the adversely affected parcel
 527 | owner is ~~shall be~~ entitled to recover damages caused by such
 528 | infringement or impairment, including any costs and reasonable
 529 | attorney ~~attorney's~~ fees incurred in preserving or restoring the
 530 | rights and privileges of the parcel owner set forth in the
 531 | declaration of covenants or other published guidelines and
 532 | standards authorized by the declaration of covenants.

533 | Section 6. Paragraph (c) of subsection (3) of section
 534 | 720.3085, Florida Statutes, is amended to read:

535 | 720.3085 Payment for assessments; lien claims.—

536 | (3) Assessments and installments on assessments that are
 537 | not paid when due bear interest from the due date until paid at
 538 | the rate provided in the declaration of covenants or the bylaws
 539 | of the association, which rate may not exceed the rate allowed
 540 | by law. If no rate is provided in the declaration or bylaws,
 541 | interest accrues at the rate of 18 percent per year.

542 | (c)1. If an association sends out an invoice for
 543 | assessments or a parcel's statement of the account described in
 544 | s. 720.303(4)(a)10.b. ~~s. 720.303(4)(j)2.~~, the invoice for
 545 | assessments or the parcel's statement of account must be
 546 | delivered to the parcel owner by first-class United States mail
 547 | or by electronic transmission to the parcel owner's e-mail
 548 | address maintained in the association's official records.

549 | 2. Before changing the method of delivery for an invoice
 550 | for assessments or the statement of the account, the association

551 must deliver a written notice of such change to each parcel
552 owner. The written notice must be delivered to the parcel owner
553 at least 30 days before the association sends the invoice for
554 assessments or the statement of the account by the new delivery
555 method. The notice must be sent by first-class United States
556 mail to the owner at his or her last address as reflected in the
557 association's records and, if such address is not the parcel
558 address, must be sent by first-class United States mail to the
559 parcel address. Notice is deemed to have been delivered upon
560 mailing as required by this subparagraph.

561 3. A parcel owner must affirmatively acknowledge his or
562 her understanding that the association will change its method of
563 delivery of the invoice for assessments or the statement of the
564 account before the association may change the method of
565 delivering an invoice for assessments or the statement of
566 account. The parcel owner may make the affirmative
567 acknowledgment electronically or in writing.

568 Section 7. This act shall take effect July 1, 2024.