

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u>    </u>	(Y/N)
ADOPTED AS AMENDED	<u>    </u>	(Y/N)
ADOPTED W/O OBJECTION	<u>    </u>	(Y/N)
FAILED TO ADOPT	<u>    </u>	(Y/N)
WITHDRAWN	<u>    </u>	(Y/N)
OTHER	<u>      </u>	

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1 Committee/Subcommittee hearing bill: Housing, Agriculture &  
2 Tourism Subcommittee  
3 Representative Lopez, V. offered the following:

**Amendment (with title amendment)**

Between lines 813 and 814, insert:

7 **Section 4. Effective January 1, 2026, paragraph (g) of**  
8 **subsection (12) of section 718.111, Florida Statutes, as amended**  
9 **by section 8 of 2024-244, Laws of Florida, is amended to read:**

(12) OFFICIAL RECORDS.—

(g)1. An association managing a condominium with 25 or  
more units which does not contain timeshare units shall post  
digital copies of the documents specified in subparagraph 2. on  
its website or make such documents available through an  
application that can be downloaded on a mobile device.

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

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

19 (II) A website, application, or web portal operated by a  
20 third-party provider with whom the association owns, leases,  
21 rents, or otherwise obtains the right to operate a web page,  
22 subpage, web portal, collection of subpages or web portals, or  
23 an application which is dedicated to the association's  
24 activities and on which required notices, records, and documents  
25 may be posted or made available by the association.

26 b. The association's website or application must be  
27 accessible through the Internet and must contain a subpage, web  
28 portal, or other protected electronic location that is  
29 inaccessible to the general public and accessible only to unit  
30 owners and employees of the association.

31 c. Upon a unit owner's written request, the association  
32 must provide the unit owner with a username and password and  
33 access to the protected sections of the association's website or  
34 application which contain any notices, records, or documents  
35 that must be electronically provided.

36 2. A current copy of the following documents must be  
37 posted in digital format on the association's website or  
38 application:

39 a. The recorded declaration of condominium of each  
40 condominium operated by the association and each amendment to  
41 each declaration.

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42 b. The recorded bylaws of the association and each  
43 amendment to the bylaws.

44 c. The articles of incorporation of the association, or  
45 other documents creating the association, and each amendment to  
46 the articles of incorporation or other documents. The copy  
47 posted pursuant to this sub-subparagraph must be a copy of the  
48 articles of incorporation filed with the Department of State.

49 d. The rules of the association.

50 e. The adopted minutes of all meetings of the association,  
51 the board of administration, and the unit owners over the  
52 preceding 7 years.

53 ~~f.e.~~ A list of all executory contracts or documents to  
54 which the association is a party or under which the association  
55 or the unit owners have an obligation or responsibility and,  
56 after bidding for the related materials, equipment, or services  
57 has closed, a list of bids received by the association within  
58 the past year. Summaries of bids for materials, equipment, or  
59 services which exceed \$500 must be maintained on the website or  
60 application for 1 year. In lieu of summaries, complete copies of  
61 the bids may be posted.

62 ~~g.f.~~ The annual budget required by s. 718.112(2)(f) and  
63 any proposed budget to be considered at the annual meeting.

64 ~~h.g.~~ The financial report required by subsection (13) and  
65 any monthly income or expense statement to be considered at a  
66 meeting.

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67 ~~i.h.~~ The certification of each director required by s.  
68 718.112(2)(d)4.b.

69 ~~j.i.~~ All contracts or transactions between the association  
70 and any director, officer, corporation, firm, or association  
71 that is not an affiliated condominium association or any other  
72 entity in which an association director is also a director or  
73 officer and financially interested.

74 ~~k.j.~~ Any contract or document regarding a conflict of  
75 interest or possible conflict of interest as provided in ss.  
76 468.4335, 468.436(2)(b)6., and 718.3027(3).

77 ~~l.k.~~ The notice of any unit owner meeting and the agenda  
78 for the meeting, as required by s. 718.112(2)(d)3., no later  
79 than 14 days before the meeting. The notice must be posted in  
80 plain view on the front page of the website or application, or  
81 on a separate subpage of the website or application labeled  
82 "Notices" which is conspicuously visible and linked from the  
83 front page. The association must also post on its website or  
84 application any document to be considered and voted on by the  
85 owners during the meeting or any document listed on the agenda  
86 at least 7 days before the meeting at which the document or the  
87 information within the document will be considered.

88 ~~m.l.~~ Notice of any board meeting, the agenda, and any  
89 other document required for the meeting as required by s.  
90 718.112(2)(c), which must be posted no later than the date  
91 required for notice under s. 718.112(2)(c).

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92       ~~n.m.~~ The inspection reports described in ss. 553.899 and  
93 718.301(4)(p) and any other inspection report relating to a  
94 structural or life safety inspection of condominium property.

95       ~~o.n.~~ The association's most recent structural integrity  
96 reserve study, if applicable.

97       ~~p.e.~~ Copies of all building permits issued for ongoing or  
98 planned construction.

99       3. The association shall ensure that the information and  
100 records described in paragraph (c), which are not allowed to be  
101 accessible to unit owners, are not posted on the association's  
102 website or application. If protected information or information  
103 restricted from being accessible to unit owners is included in  
104 documents that are required to be posted on the association's  
105 website or application, the association shall ensure the  
106 information is redacted before posting the documents.

107 Notwithstanding the foregoing, the association or its agent is  
108 not liable for disclosing information that is protected or  
109 restricted under this paragraph unless such disclosure was made  
110 with a knowing or intentional disregard of the protected or  
111 restricted nature of such information.

112       4. The failure of the association to post information  
113 required under subparagraph 2. is not in and of itself  
114 sufficient to invalidate any action or decision of the  
115 association's board or its committees.

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**T I T L E   A M E N D M E N T**

Remove line 26 and insert:

membership; providing applicability; requiring an  
association to post adopted minutes of meetings for the  
preceding 7 years on the association's website or  
application; amending s.