

Amendment No. 2

COMMITTEE/SUBCOMMITTEE ACTION

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WITHDRAWN                                     (Y/N)  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

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1 Committee/Subcommittee hearing bill: Civil Justice & Claims  
2 Subcommittee

3 Representative Anderson offered the following:

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5            **Amendment (with directory amendment)**

6            Between lines 239 and 240, insert:

7            (8) "Financial Statements" means a comprehensive report  
8 prepared in accordance with generally accepted accounting  
9 principles that accurately reflects the financial condition and  
10 operations of the homeowners' association for a specific period.  
11 This report must include, at a minimum, a balance sheet, an  
12 income and expense statement, a budget comparison, and a  
13 complete set of bank statements for all association accounts,  
14 including copies of check images for all disbursements made  
15 during the reporting period.

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16           ~~(9)-(8)~~ (a) "Governing documents" means both of the  
17 following:

18           ~~1.(a)~~ Subject to paragraph (b), the recorded declaration  
19 of covenants for a community and all duly adopted and recorded  
20 amendments, supplements, and recorded exhibits thereto. ~~;~~ ~~and~~

21           ~~2.(b)~~ The articles of incorporation and bylaws of the  
22 homeowners' association and any duly adopted amendments thereto.

23           (b) Consistent with s. 720.302(3)(b), recreational  
24 covenants relating to privately-owned recreational amenities as  
25 set forth in part IV of this chapter may not be considered  
26 governing documents of an association, even if such recreational  
27 covenants are attached as exhibits to a declaration of covenants  
28 for a community. This paragraph is remedial in nature and  
29 intended to clarify existing law.

30           ~~(11)-(10)~~ "Member" means a member of an association, and  
31 may include, but is not limited to, a parcel owner or an  
32 association representing parcel owners or a combination thereof,  
33 and includes any person or entity obligated by the governing  
34 documents to pay an assessment to the association ~~or amenity~~  
35 ~~fee.~~

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

39           Remove lines 230-231 and insert:

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40 **Subsections (8) through (13) of section 720.301 are redesignated**  
41 **as subsections (9) through (14), respectively, a new subsection**  
42 **(8) is added to that section, and present subsections (1), (8),**  
43 **and (10) of that section are amended, to read:**