

By Senator Simpson

18-01497-14

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1 A bill to be entitled
2 An act relating to homeowners' association board
3 meetings; amending s. 720.303, F.S.; requiring
4 meetings to be held at locations accessible to
5 physically handicapped persons; providing an effective
6 date.

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8 Be It Enacted by the Legislature of the State of Florida:

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10 Section 1. Paragraph (a) of subsection (2) of section
11 720.303, Florida Statutes, is amended to read:

12 720.303 Association powers and duties; meetings of board;
13 official records; budgets; financial reporting; association
14 funds; recalls.—

15 (2) BOARD MEETINGS.—

16 (a) A meeting of the board of directors of an association
17 occurs whenever a quorum of the board gathers to conduct
18 association business. ~~All~~ Meetings of the board must be open to
19 all members, except for meetings between the board and its
20 attorney with respect to proposed or pending litigation where
21 the contents of the discussion would otherwise be governed by
22 the attorney-client privilege, and must be held at locations
23 that are accessible to physically handicapped persons. The
24 provisions of this subsection shall also apply to the meetings
25 of any committee or other similar body when a final decision
26 will be made regarding the expenditure of association funds and
27 to meetings of any body vested with the power to approve or
28 disapprove architectural decisions with respect to a specific
29 parcel of residential property owned by a member of the

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30 community.

31 Section 2. This act shall take effect July 1, 2014.