

20141450e1

1 A bill to be entitled
2 An act relating to homeowners' association meetings;
3 amending s. 720.303, F.S.; requiring a board meeting
4 to be held at a location accessible to physically
5 handicapped persons upon request of certain authorized
6 persons; amending s. 720.306, F.S.; requiring a
7 meeting of the members to be held at a location
8 accessible to physically handicapped persons upon
9 request of certain authorized persons; providing an
10 effective date.

11
12 Be It Enacted by the Legislature of the State of Florida:

13
14 Section 1. Paragraph (a) of subsection (2) of section
15 720.303, Florida Statutes, is amended to read:

16 720.303 Association powers and duties; meetings of board;
17 official records; budgets; financial reporting; association
18 funds; recalls.—

19 (2) BOARD MEETINGS.—

20 (a) A meeting of the board of directors of an association
21 occurs whenever a quorum of the board gathers to conduct
22 association business. ~~All~~ Meetings of the board must be open to
23 all members, except for meetings between the board and its
24 attorney with respect to proposed or pending litigation where
25 the contents of the discussion would otherwise be governed by
26 the attorney-client privilege. A meeting of the board must be
27 held at a location that is accessible to a physically
28 handicapped person if requested by a physically handicapped
29 person who has a right to attend the meeting. The provisions of

20141450e1

30 this subsection shall also apply to the meetings of any
31 committee or other similar body when a final decision will be
32 made regarding the expenditure of association funds and to
33 meetings of any body vested with the power to approve or
34 disapprove architectural decisions with respect to a specific
35 parcel of residential property owned by a member of the
36 community.

37 Section 2. Paragraph (a) of subsection (1) of section
38 720.306, Florida Statutes, is amended to read:

39 720.306 Meetings of members; voting and election
40 procedures; amendments.—

41 (1) QUORUM; AMENDMENTS.—

42 (a) Unless a lower number is provided in the bylaws, the
43 percentage of voting interests required to constitute a quorum
44 at a meeting of the members shall be 30 percent of the total
45 voting interests. Unless otherwise provided in this chapter or
46 in the articles of incorporation or bylaws, decisions that
47 require a vote of the members must be made by the concurrence of
48 at least a majority of the voting interests present, in person
49 or by proxy, at a meeting at which a quorum has been attained. A
50 meeting of the members must be held at a location that is
51 accessible to a physically handicapped person if requested by a
52 physically handicapped person who has a right to attend the
53 meeting.

54 Section 3. This act shall take effect July 1, 2014.