The Committee on Regulated Industries (Passidomo) recommended the following:

**Senate Amendment (with directory and title amendments)**

Delete lines 108 - 619 and insert:

(a) From the inception of the association, The association shall maintain each of the following items, if applicable, which constitutes the official records of the association:

1. A copy of the plans, permits, warranties, and other items provided by the developer pursuant to s. 718.301(4).

2. A photocopy of the recorded declaration of condominium
of each condominium operated by the association and each amendment to each declaration.

3. A photocopy of the recorded bylaws of the association and each amendment to the bylaws.

4. A certified copy of the articles of incorporation of the association, or other documents creating the association, and each amendment thereto.

5. A copy of the current rules of the association.

6. A book or books that contain the minutes of all meetings of the association, the board of administration, and the unit owners, which minutes must be retained for at least 7 years.

7. A current roster of all unit owners and their mailing addresses, unit identifications, voting certifications, and, if known, telephone numbers. The association shall also maintain the e-mail electronic mailing addresses and facsimile numbers of unit owners consenting to receive notice by electronic transmission. The e-mail electronic mailing addresses and facsimile numbers are not accessible to unit owners if consent to receive notice by electronic transmission is not provided in accordance with sub-subparagraph (c)3.e. However, the association is not liable for an inadvertent disclosure of the e-mail electronic mail address or facsimile number for receiving electronic transmission of notices.

8. All current insurance policies of the association and condominiums operated by the association.

9. A current copy of any management agreement, lease, or other contract to which the association is a party or under which the association or the unit owners have an obligation or responsibility.
10. Bills of sale or transfer for all property owned by the association.

11. Accounting records for the association and separate accounting records for each condominium that the association operates. All accounting records must be maintained for at least 7 years. Any person who knowingly or intentionally defaces or destroys such records, or who knowingly or intentionally fails to create or maintain such records, with the intent of causing harm to the association or one or more of its members, is personally subject to a civil penalty pursuant to § 718.501(1)(d). The accounting records must include, but are not limited to:

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

   b. A current account and a monthly, bimonthly, or quarterly statement of the account for each unit designating the name of the unit owner, the due date and amount of each assessment, the amount paid on the account, and the balance due.

   c. All audits, reviews, accounting statements, and financial reports of the association or condominium.

   d. All contracts for work to be performed. Bids for work to be performed are also considered official records and must be maintained by the association for a period of 1 year after the date of receipt.

12. Ballots, sign-in sheets, voting proxies, and all other papers and electronic records relating to voting by unit owners, which must be maintained for 1 year from the date of the election, vote, or meeting to which the document relates, notwithstanding paragraph (b).
13. All rental records if the association is acting as agent for the rental of condominium units.

14. A copy of the current question and answer sheet as described in s. 718.504.

15. All other written records of the association not specifically included in the foregoing which are related to the operation of the association.

16. A copy of the inspection report as described in s. 718.301(4)(p).

17. Bids for materials, equipment, or services, which must be maintained by the association for a period of 1 year after the date of receipt.

(b) The official records specified in subparagraphs (a)1.-6. must be permanently maintained from the inception of the association. All other official records of the association must be maintained within the state for at least 7 years, unless otherwise provided by law. The records of the association shall be made available to a unit owner within 45 miles of the condominium property or within the county in which the condominium property is located within 10 working days after receipt of a written request by the board or its designee. However, such distance requirement does not apply to an association governing a timeshare condominium. This paragraph may be complied with by having a copy of the official records of the association available for inspection or copying on the condominium property or association property, or the association may offer the option of making the records available to a unit owner electronically via the Internet or by allowing the records to be viewed in electronic format on a computer screen and
printed upon request. The association is not responsible for the
use or misuse of the information provided to an association
member or his or her authorized representative pursuant to the
compliance requirements of this chapter unless the association
has an affirmative duty not to disclose such information
pursuant to this chapter.

(c)1. The official records of the association are open to
inspection by any association member or the authorized
representative of such member at all reasonable times. The right
to inspect the records includes the right to make or obtain
copies, at the reasonable expense, if any, of the member or
authorized representative of such member. A renter of a unit has
a right to inspect and copy the association’s bylaws and rules.
The association may adopt reasonable rules regarding the
frequency, time, location, notice, and manner of record
inspections and copying. The failure of an association to
provide the records within 10 working days after receipt of a
written request creates a rebuttable presumption that the
association willfully failed to comply with this paragraph. A
unit owner who is denied access to official records is entitled
to the actual damages or minimum damages for the association’s
willful failure to comply. Minimum damages are $50 per calendar
day for up to 10 days, beginning on the 11th working day after
receipt of the written request. The failure to allow permit
inspection entitles any person prevailing in an enforcement
action to recover reasonable attorney fees from the person in
control of the records who, directly or indirectly, knowingly
denied access to the records.

2. Any person who knowingly or intentionally defaces or
destroys accounting records that are required by this chapter to be maintained during the period for which such records are required to be maintained, or who knowingly or intentionally fails to create or maintain accounting records that are required to be created or maintained, with the intent of causing harm to the association or one or more of its members, is personally subject to a civil penalty pursuant to s. 718.501(1)(d).

3. The association shall maintain an adequate number of copies of the declaration, articles of incorporation, bylaws, and rules, and all amendments to each of the foregoing, as well as the question and answer sheet as described in s. 718.504 and year-end financial information required under this section, on the condominium property to ensure their availability to unit owners and prospective purchasers, and may charge its actual costs for preparing and furnishing these documents to those requesting the documents. An association shall allow a member or his or her authorized representative to use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of the official records in lieu of the association’s providing the member or his or her authorized representative with a copy of such records. The association may not charge a member or his or her authorized representative for the use of a portable device. Notwithstanding this paragraph, the following records are not accessible to unit owners:

a. Any record protected by the lawyer-client privilege as described in s. 90.502 and any record protected by the work-product privilege, including a record prepared by an association attorney or prepared at the attorney’s express direction, which
reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the association, and which was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or which was prepared in anticipation of such litigation or proceedings until the conclusion of the litigation or proceedings.

b. Information obtained by an association in connection with the approval of the lease, sale, or other transfer of a unit.

c. Personnel records of association or management company employees, including, but not limited to, disciplinary, payroll, health, and insurance records. For purposes of this sub-subparagraph, the term "personnel records" does not include written employment agreements with an association employee or management company, or budgetary or financial records that indicate the compensation paid to an association employee.

d. Medical records of unit owners.

e. Social security numbers, driver license numbers, credit card numbers, e-mail addresses, telephone numbers, facsimile numbers, emergency contact information, addresses of a unit owner other than as provided to fulfill the association’s notice requirements, and other personal identifying information of any person, excluding the person’s name, unit designation, mailing address, property address, and any address, e-mail address, or facsimile number provided to the association to fulfill the association’s notice requirements. Notwithstanding the restrictions in this sub-subparagraph, an association may print and distribute to parcel owners a directory containing the name, parcel address, and all telephone numbers of each parcel owner.
However, an owner may exclude his or her telephone numbers from the directory by so requesting in writing to the association. An owner may consent in writing to the disclosure of other contact information described in this sub-subparagraph. The association is not liable for the inadvertent disclosure of information that is protected under this sub-subparagraph if the information is included in an official record of the association and is voluntarily provided by an owner and not requested by the association.

f. Electronic security measures that are used by the association to safeguard data, including passwords.

g. The software and operating system used by the association which allow the manipulation of data, even if the owner owns a copy of the same software used by the association. The data is part of the official records of the association.

(e)1. The association or its authorized agent is not required to provide a prospective purchaser or lienholder with information about the condominium or the association other than information or documents required by this chapter to be made available or disclosed. The association or its authorized agent may charge a reasonable fee to the prospective purchaser, lienholder, or the current unit owner for providing good faith responses to requests for information by or on behalf of a prospective purchaser or lienholder, other than that required by law, if the fee does not exceed $150 plus the reasonable cost of photocopying and any attorney’s fees incurred by the association in connection with the response.

2. An association and its authorized agent are not liable for providing such information in good faith pursuant to a
written request if the person providing the information includes a written statement in substantially the following form: “The responses herein are made in good faith and to the best of my ability as to their accuracy.”

(g)1. By July 1, 2018, an association managing a condominium with 150 or more units which does not contain timeshare units shall post digital copies of the documents specified in subparagraph 2. on its website.

a. The association’s website must be:
   (I) An independent website or web portal wholly owned and operated by the association; or
   (II) A website or web portal operated by a third-party provider with whom the association owns, leases, rents, or otherwise obtains the right to operate a web page, subpage, web portal, or collection of subpages or web portals dedicated to the association’s activities and on which required notices, records, and documents may be posted by the association.

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

c. Upon a unit owner’s written request, the association must provide the unit owner with a username and password and access to the protected sections of the association’s website that contain any notices, records, or documents that must be electronically provided.

2. A current copy of the following documents must be posted in digital format on the association’s website:
a. The recorded declaration of condominium of each condominium operated by the association and each amendment to each declaration.

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

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

d. The rules of the association, if any.

e. A list of all executory contracts or documents Any management agreement, lease, or other contract to which the association is a party or under which the association or the unit owners have an obligation or responsibility and, after bidding for the related materials, equipment, or services has closed, a list of bids received by the association within the past year. Summaries of bids for materials, equipment, or services which exceed $2,500 must be maintained on the website for 1 year.

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

g. The financial report required by subsection (13) and any proposed financial report to be considered at a meeting.

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

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

j. Any contract or document regarding a conflict of interest or possible conflict of interest as provided in ss. 468.436(2)(b)6. and 718.3027(3) etc. 468.436(2) and 718.3026(3).

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

l. Notice of any board meeting, the agenda, and any other document required for the meeting as required by s. 718.112(2)(c), which must be posted no later than the date required for notice pursuant to s. 718.112(2)(c).

3. The association shall ensure that the information and records described in paragraph (c), which are not allowed to be accessible to unit owners, are not posted on the association’s website. If protected information or information restricted from being accessible to unit owners is included in documents that are required to be posted on the association’s website, the association shall ensure the information is redacted before posting the documents online. Notwithstanding the foregoing, the association or its agent is not liable for disclosing information that is protected or restricted pursuant
to this paragraph unless such disclosure was made with a knowing
or intentional disregard of the protected or restricted nature
of such information.

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

(13) FINANCIAL REPORTING.—Within 90 days after the end of
the fiscal year, or annually on a date provided in the bylaws,
the association shall prepare and complete, or contract for the
preparation and completion of, a financial report for the
preceding fiscal year. Within 21 days after the final financial
report is completed by the association or received from the
third party, but not later than 120 days after the end of the
fiscal year or other date as provided in the bylaws, the
association shall mail to each unit owner at the address last
furnished to the association by the unit owner, or hand deliver
to each unit owner, a copy of the most recent financial report
or a notice that a copy of the most recent financial report will
be mailed or hand delivered to the unit owner, without charge,
within 5 business days after receipt of a written request from
the unit owner. The division shall adopt rules setting forth
uniform accounting principles and standards to be used by all
associations and addressing the financial reporting requirements
for multicondominium associations. The rules must include, but
not be limited to, standards for presenting a summary of
association reserves, including a good faith estimate disclosing
the annual amount of reserve funds that would be necessary for
the association to fully fund reserves for each reserve item.
based on the straight-line accounting method. This disclosure is
not applicable to reserves funded via the pooling method. In
adopting such rules, the division shall consider the number of
members and annual revenues of an association. Financial reports
shall be prepared as follows:

(e) A unit owner may provide written notice to the division
of the association’s failure to mail or hand deliver him or her
a copy of the most recent financial report within 5 business
days after he or she submitted a written request to the
association for a copy of such report. If the division
determines that the association failed to mail or hand deliver a
copy of the most recent financial report to the unit owner, the
division shall provide written notice to the association that
the association must mail or hand deliver a copy of the most
recent financial report to the unit owner and the division
within 5 business days after it receives such notice from the
division. An association that fails to comply with the
division’s request may not waive the financial reporting
requirement provided in paragraph (d) for the fiscal year in
which the unit owner’s request was made and the following fiscal
year. A financial report received by the division pursuant to
this paragraph shall be maintained, and the division shall
provide a copy of such report to an association member upon his
or her request.

Section 2. Paragraphs (a), (c), (d), and (j) of subsection
(2) of section 718.112, Florida Statutes, are amended to read:

718.112 Bylaws.—

(2) REQUIRED PROVISIONS.—The bylaws shall provide for the
following and, if they do not do so, shall be deemed to include
the following:

(a) Administration.—

1. The form of administration of the association shall be described indicating the title of the officers and board of administration and specifying the powers, duties, manner of selection and removal, and compensation, if any, of officers and boards. In the absence of such a provision, the board of administration shall be composed of five members, unless the exception in the case of a condominium which has five or fewer units. The board shall consist of not fewer than three members in condominiums with five or fewer units that are not-for-profit corporations, in which case in a not-for-profit corporation the board shall consist of not fewer than three members. In the absence of provisions to the contrary in the bylaws, the board of administration shall have a president, a secretary, and a treasurer, who shall perform the duties of such officers customarily performed by officers of corporations. Unless prohibited in the bylaws, the board of administration may appoint other officers and grant them the duties it deems appropriate. Unless otherwise provided in the bylaws, the officers shall serve without compensation and at the pleasure of the board of administration. Unless otherwise provided in the bylaws, the members of the board shall serve without compensation.

2. When a unit owner of a residential condominium files a written inquiry by certified mail with the board of administration, the board shall respond in writing to the unit owner within 30 days after receipt of the inquiry. The board’s response shall either give a substantive response to the
inquirer, notify the inquirer that a legal opinion has been
requested, or notify the inquirer that advice has been requested
from the division. If the board requests advice from the
division, the board shall, within 10 days after its receipt of
the advice, provide in writing a substantive response to the
inquirer. If a legal opinion is requested, the board shall,
within 60 days after the receipt of the inquiry, provide in
writing a substantive response to the inquiry. The failure to
provide a substantive response to the inquiry as provided herein
precludes the board from recovering attorney fees and costs in
any subsequent litigation, administrative proceeding, or
arbitration arising out of the inquiry. The association may
through its board of administration adopt reasonable rules and
regulations regarding the frequency and manner of responding to
unit owner inquiries, one of which may be that the association
is only obligated to respond to one written inquiry per unit in
any given 30-day period. In such a case, any additional inquiry
or inquiries must be responded to in the subsequent 30-day
period, or periods, as applicable.

(c) Board of administration meetings.—Meetings of the board
of administration at which a quorum of the members is present
are open to all unit owners. Members of the board of
administration may use e-mail as a means of communication but
may not cast a vote on an association matter via e-mail. A unit
owner may tape record or videotape the meetings. The right to
attend such meetings includes the right to speak at such
meetings with reference to all designated agenda items. The
division shall adopt reasonable rules governing the tape
recording and videotaping of the meeting. The association may
adopt written reasonable rules governing the frequency, 
duration, and manner of unit owner statements.

1. Adequate notice of all board meetings, which must 
specifically identify all agenda items, must be posted 
conspicuously on the condominium property at least 48 continuous 
hours before the meeting except in an emergency. If 20 percent 
of the voting interests petition the board to address an item of 
business, the board, within 60 days after receipt of the 
petition, shall place the item on the agenda at its next regular 
board meeting or at a special meeting called for that purpose.
An item not included on the notice may be taken up on an 
emergency basis by a vote of at least a majority plus one of the 
board members. Such emergency action must be noticed and 
ratified at the next regular board meeting. However, Written 
notice of a meeting at which a nonemergency special assessment 
or an amendment to rules regarding unit use will be considered 
must be mailed, delivered, or electronically transmitted to the 
unit owners and posted conspicuously on the condominium property 
at least 14 days before the meeting. Evidence of compliance with 
this 14-day notice requirement must be made by an affidavit 
executed by the person providing the notice and filed with the 
oficial records of the association. Notice of any meeting in 
which regular or special assessments against unit owners are to 
be considered must specifically state that assessments will be 
considered and provide the estimated cost and description of the 
purposes for such assessments. Upon notice to the unit owners, 
the board shall, by duly adopted rule, designate a specific 
location on the condominium or association property where all 
notices of board meetings must be posted. If there is no
condominium property or association property where notices can be posted, notices shall be mailed, delivered, or electronically transmitted to each unit owner at least 14 days before the meeting. In lieu of or in addition to the physical posting of the notice on the condominium property, the association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda on a closed-circuit cable television system serving the condominium association. However, if broadcast notice is used in lieu of a notice physically posted on condominium property, the notice and agenda must be broadcast at least four times every broadcast hour of each day that a posted notice is otherwise required under this section. If broadcast notice is provided, the notice and agenda must be broadcast in a manner and for a sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire content of the notice and the agenda. In addition to any of the authorized means of providing notice of a meeting of the board, the association may, by rule, adopt a procedure for conspicuously posting the meeting notice and the agenda on the condominium association’s website for at least the minimum period of time for which a notice of a meeting is also required to be physically posted on the condominium property. Any rule adopted, in addition to other matters, must include a requirement that the association send an electronic notice in the same manner as a notice for a meeting of the members, which must include a hyperlink to the website where the notice is posted, to unit owners whose e-mail addresses are included in the association’s official records. Notice of any meeting in which regular or
special assessments against unit owners are to be considered
must specifically state that assessments will be considered and
provide the nature, estimated cost, and description of the
purposes for such assessments.

2. Meetings of a committee to take final action on behalf
of the board or make recommendations to the board regarding the
association budget are subject to this paragraph. Meetings of a
committee that does not take final action on behalf of the board
or make recommendations to the board regarding the association
budget are subject to this section, unless those meetings are
exempted from this section by the bylaws of the association.

3. Notwithstanding any other law, the requirement that
board meetings and committee meetings be open to the unit owners
does not apply to:
   a. Meetings between the board or a committee and the
association’s attorney, with respect to proposed or pending
litigation, if the meeting is held for the purpose of seeking or
rendering legal advice; or
   b. Board meetings held for the purpose of discussing
personnel matters.

(d) Unit owner meetings.—
1. An annual meeting of the unit owners must shall be held
at the location provided in the association bylaws and, if the
bylaws are silent as to the location, the meeting must shall be
held within 45 miles of the condominium property. However, such
distance requirement does not apply to an association governing
a timeshare condominium.

2. Unless the bylaws provide otherwise, a vacancy on the
board caused by the expiration of a director’s term must shall
be filled by electing a new board member, and the election must be by secret ballot. An election is not required if the number of vacancies equals or exceeds the number of candidates. For purposes of this paragraph, the term “candidate” means an eligible person who has timely submitted the written notice, as described in sub-subparagraph 4.a., of his or her intention to become a candidate. Except in a timeshare or nonresidential condominium, or if the staggered term of a board member does not expire until a later annual meeting, or if all members’ terms would otherwise expire but there are no candidates, the terms of all board members expire at the annual meeting, and such members may stand for reelection unless prohibited by the bylaws. Board members may serve 2-year terms longer than 1 year if allowed by the bylaws or articles of incorporation. A board member may not serve more than 8 consecutive years four consecutive 2-year terms, unless approved by an affirmative vote of two-thirds of all votes cast in the election. The total voting interests of the association or unless there are not enough eligible candidates to fill the vacancies on the board at the time of the vacancy. If the number of board members whose terms expire at the annual meeting equals or exceeds the number of candidates, the candidates become members of the board effective upon the adjournment of the annual meeting. Unless the bylaws provide otherwise, any remaining vacancies shall be filled by the affirmative vote of the majority of the directors making up the newly constituted board even if the directors constitute less than a quorum or there is only one director. In a residential condominium association of more than 10 units or in a residential condominium association that does not include
timeshare units or timeshare interests, coowners of a unit may not serve as members of the board of directors at the same time unless they own more than one unit or unless there are not enough eligible candidates to fill the vacancies on the board at the time of the vacancy. A unit owner in a residential condominium desiring to be a candidate for board membership must comply with sub-subparagraph 4.a. and must be eligible to be a candidate to serve on the board of directors at the time of the deadline for submitting a notice of intent to run in order to have his or her name listed as a proper candidate on the ballot or to serve on the board. A person who has been suspended or removed by the division under this chapter, or who is delinquent in the payment of any monetary obligation due to the association, is not eligible to be a candidate for board membership and may not be listed on the ballot. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, is not eligible for board membership unless such felon’s civil rights have been restored for at least 5 years as of the date such person seeks election to the board. The validity of an action by the board is not affected if it is later determined that a board member is ineligible for board membership due to having been convicted of a felony. This subparagraph does not limit the term of a member of the board of a nonresidential or timeshare condominium.

3. The bylaws must provide the method of calling meetings of unit owners, including annual meetings. Written notice must include an agenda, must be mailed, hand delivered, or...
electronically transmitted to each unit owner at least 14 days
before the annual meeting, and must be posted in a conspicuous
place on the condominium property at least 14 continuous days
before the annual meeting. Upon notice to the unit owners, the
board shall, by duly adopted rule, designate a specific location
on the condominium property or association property where all
notices of unit owner meetings shall be posted. This
requirement does not apply if there is no condominium property
or association property for posting notices. In lieu of, or in
addition to, the physical posting of meeting notices, the
association may, by reasonable rule, adopt a procedure for
conspicuously posting and repeatedly broadcasting the notice and
the agenda on a closed-circuit cable television system serving
the condominium association. However, if broadcast notice is
used in lieu of a notice posted physically on the condominium
property, the notice and agenda must be broadcast at least four
times every broadcast hour of each day that a posted notice is
otherwise required under this section. If broadcast notice is
provided, the notice and agenda must be broadcast in a manner
and for a sufficient continuous length of time so as to allow an
average reader to observe the notice and read and comprehend the
entire content of the notice and the agenda. In addition to any
of the authorized means of providing notice of a meeting of the
board, the association may, by rule, adopt a procedure for
conspicuously posting the meeting notice and the agenda on the
condominium association’s website for at least the minimum
period of time for which a notice of a meeting is also required
to be physically posted on the condominium property. Any rule
adopted, in addition to other matters, must include a
requirement that the association send an electronic notice in
the same manner as a notice for a meeting of the members, which
must include a hyperlink to the website where the notice is
posted, to unit owners whose e-mail addresses are included in
the association’s official records. Unless a unit owner waives
in writing the right to receive notice of the annual meeting,
such notice must be hand delivered, mailed, or electronically
transmitted to each unit owner. Notice for meetings and notice
for all other purposes must be mailed to each unit owner at the
address last furnished to the association by the unit owner, or
hand delivered to each unit owner. However, if a unit is owned
by more than one person, the association must provide notice to
the address that the developer identifies for that purpose and
thereafter as one or more of the owners of the unit advise the
association in writing, or if no address is given or the owners
of the unit do not agree, to the address provided on the deed of
record. An officer of the association, or the manager or other
person providing notice of the association meeting, must provide
an affidavit or United States Postal Service certificate of
mailing, to be included in the official records of the
association affirming that the notice was mailed or hand
delivered in accordance with this provision.

4. The members of the board of a residential condominium
shall be elected by written ballot or voting machine. Proxies
may not be used in electing the board in general elections or
elections to fill vacancies caused by recall, resignation, or
otherwise, unless otherwise provided in this chapter. This
subparagraph does not apply to an association governing a
timeshare condominium.
a. At least 60 days before a scheduled election, the association shall mail, deliver, or electronically transmit, by separate association mailing or included in another association mailing, delivery, or transmission, including regularly published newsletters, to each unit owner entitled to a vote, a first notice of the date of the election. A unit owner or other eligible person desiring to be a candidate for the board must give written notice of his or her intent to be a candidate to the association at least 40 days before a scheduled election. Together with the written notice and agenda as set forth in subparagraph 3., the association shall mail, deliver, or electronically transmit a second notice of the election to all unit owners entitled to vote, together with a ballot that lists all candidates. Upon request of a candidate, an information sheet, no larger than 8 1/2 inches by 11 inches, which must be furnished by the candidate at least 35 days before the election, must be included with the mailing, delivery, or transmission of the ballot, with the costs of mailing, delivery, or electronic transmission and copying to be borne by the association. The association is not liable for the contents of the information sheets prepared by the candidates. In order to reduce costs, the association may print or duplicate the information sheets on both sides of the paper. The division shall by rule establish voting procedures consistent with this sub-subparagraph, including rules establishing procedures for giving notice by electronic transmission and rules providing for the secrecy of ballots. Elections shall be decided by a plurality of ballots cast. There is no quorum requirement; however, at least 20 percent of the eligible voters must cast a ballot in order to
have a valid election. A unit owner may not allow permit any other

====== DIRECTORY CLAUSE AMENDMENT ======
And the directory clause is amended as follows:
   Delete line 74
   and insert:
   Section 1. Subsection (3), paragraphs (a), (b), (c), (e), and (g) of

------------ TITLE AMENDMENT ------------
And the title is amended as follows:
   Delete lines 7 - 10
   and insert:
   reporting requirements; revising the list of documents that the association is required to post online; limiting an association’s liability for inadvertent disclosure of protected or restricted information; providing that the failure of an association to post certain information is not sufficient, in and of itself, to invalidate any action or decision of the association; amending s. 718.112, F.S.; revising provisions relating to required association bylaws; authorizing an association to adopt rules for posting certain notices on the association’s website; revising board term limits; providing