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CS/CS/CS/HB 841, Engrossed 2

2018 Legislature

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(g)1. By January ~~July~~ 1, 2019 ~~2018~~, an association managing a condominium with 150 or more units which does not contain ~~manage~~ 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

ENROLLED

CS/CS/CS/HB 841, Engrossed 2

2018 Legislature

201 (II) A website or web portal operated by a third-party
 202 provider with whom the association owns, leases, rents, or
 203 otherwise obtains the right to operate a web page, subpage, web
 204 portal, or collection of subpages or web portals dedicated to
 205 the association's activities and on which required notices,
 206 records, and documents may be posted by the association.

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

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

217 2. A current copy of the following documents must be
 218 posted in digital format on the association's website:

219 a. The recorded declaration of condominium of each
 220 condominium operated by the association and each amendment to
 221 each declaration.

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

224 c. The articles of incorporation of the association, or
 225 other documents creating the association, and each amendment

ENROLLED

CS/CS/CS/HB 841, Engrossed 2

2018 Legislature

226 thereto. The copy posted pursuant to this sub-subparagraph must
227 be a copy of the articles of incorporation filed with the
228 Department of State.

229 d. The rules of the association.

230 e. A list of all executory contracts or documents ~~Any~~
231 ~~management agreement, lease, or other contract~~ to which the
232 association is a party or under which the association or the
233 unit owners have an obligation or responsibility and, after
234 bidding for the related materials, equipment, or services has
235 closed, a list of bids received by the association within the
236 past year. Summaries of bids for materials, equipment, or
237 services which exceed \$500 must be maintained on the website for
238 1 year. In lieu of summaries, complete copies of the bids may be
239 posted.

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

242 g. The financial report required by subsection (13) and
243 any monthly income or expense statement ~~proposed financial~~
244 ~~report~~ to be considered at a meeting.

245 h. The certification of each director required by s.
246 718.112(2)(d)4.b.

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

ENROLLED

CS/CS/CS/HB 841, Engrossed 2

2018 Legislature

251 officer and financially interested.

252 j. Any contract or document regarding a conflict of
 253 interest or possible conflict of interest as provided in ss.
 254 468.436(2)(b)6. and 718.3027(3) ~~ss. 468.436(2) and 718.3026(3).~~

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

265 1. Notice of any board meeting, the agenda, and any other
 266 document required for the meeting as required by s.
 267 718.112(2)(c), which must be posted no later than the date
 268 required for notice pursuant to s. 718.112(2)(c).

269 3. The association shall ensure that the information and
 270 records described in paragraph (c), which are not allowed
 271 ~~permitted~~ to be accessible to unit owners, are not posted on the
 272 association's website. If protected information or information
 273 restricted from being accessible to unit owners is included in
 274 documents that are required to be posted on the association's
 275 website, the association shall ensure the information is

ENROLLED

CS/CS/CS/HB 841, Engrossed 2

2018 Legislature

276 | redacted before posting the documents online. Notwithstanding
 277 | the foregoing, the association or its agent is not liable for
 278 | disclosing information that is protected or restricted pursuant
 279 | to this paragraph unless such disclosure was made with a knowing
 280 | or intentional disregard of the protected or restricted nature
 281 | of such information.

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

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