

Amendment No.1

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WITHDRAWN	_____	(Y/N)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		

1 Committee/Subcommittee hearing bill: Civil Justice & Property
 2 Rights Subcommittee
 3 Representative Shoaf offered the following:
 4

Amendment (with title amendment)

Remove lines 1973-2309 and insert:

7 amended, paragraph (c) of subsection (2), paragraph (c) of
 8 subsection (5), paragraphs (c) and (d) of subsection (6), and
 9 paragraphs (b), (d), (g), (k), and (l) of subsection (10) are
 10 amended, and a new paragraph (l) is added to subsection (4) of
 11 that section, 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 (c) The bylaws shall provide the following for giving

Amendment No.1

17 notice to parcel owners and members of all board meetings and,
18 if they do not do so, shall be deemed to include the following:
19 1. Notices of all board meetings must be posted in a
20 conspicuous place in the community at least 48 hours in advance
21 of a meeting, except in an emergency. In the alternative, if
22 notice is not posted in a conspicuous place in the community,
23 notice of each board meeting must be mailed or delivered to each
24 member at least 7 days before the meeting, except in an
25 emergency. Notwithstanding this general notice requirement, for
26 communities with more than 100 members, the association bylaws
27 may provide for a reasonable alternative to posting or mailing
28 of notice for each board meeting, including publication of
29 notice, provision of a schedule of board meetings, or the
30 conspicuous posting and repeated broadcasting of the notice on a
31 closed-circuit cable television system serving the homeowners'
32 association. However, if broadcast notice is used in lieu of a
33 notice posted physically in the community, the notice must be
34 broadcast at least four times every broadcast hour of each day
35 that a posted notice is otherwise required. When broadcast
36 notice is provided, the notice and agenda must be broadcast in a
37 manner and for a sufficient continuous length of time so as to
38 allow an average reader to observe the notice and read and
39 comprehend the entire content of the notice and the agenda. In
40 addition to any of the authorized means of providing notice of a
41 meeting of the board, the association may, by rule, adopt a

Amendment No.1

42 procedure for conspicuously posting the meeting notice and the
43 agenda on the association's website or an application that can
44 be downloaded on a mobile device for at least the minimum period
45 of time for which a notice of a meeting is also required to be
46 physically posted on the association property. Any rule adopted
47 must, in addition to other matters, include a requirement that
48 the association send an electronic notice to members whose e-
49 mail addresses are included in the association's official
50 records in the same manner as is required for a notice of a
51 meeting of the members. Such notice must include a hyperlink to
52 the website or such mobile application on which the meeting
53 notice is posted. The association may provide notice by
54 electronic transmission in a manner authorized by law for
55 meetings of the board of directors, committee meetings requiring
56 notice under this section, and annual and special meetings of
57 the members to any member who has provided a facsimile number or
58 e-mail address to the association to be used for such purposes;
59 however, a member must consent in writing to receiving notice by
60 electronic transmission.

61 2. An assessment may not be levied at a board meeting
62 unless the notice of the meeting includes a statement that
63 assessments will be considered and the nature of the
64 assessments. Written notice of any meeting at which special
65 assessments will be considered or at which amendments to rules
66 regarding parcel use will be considered must be mailed,

832133 - h0867-line1973.docx

Published On: 3/9/2021 4:11:21 PM

Amendment No.1

67 delivered, or electronically transmitted to the members and
68 parcel owners and posted conspicuously on the property or
69 broadcast on closed-circuit cable television not less than 14
70 days before the meeting.

71 3. Directors may not vote by proxy or by secret ballot at
72 board meetings, except that secret ballots may be used in the
73 election of officers. This subsection also applies to the
74 meetings of any committee or other similar body, when a final
75 decision will be made regarding the expenditure of association
76 funds, and to any body vested with the power to approve or
77 disapprove architectural decisions with respect to a specific
78 parcel of residential property owned by a member of the
79 community.

80 (4) OFFICIAL RECORDS.—The association shall maintain each
81 of the following items, when applicable, which constitute the
82 official records of the association:

83 (1) Ballots, sign-in sheets, voting proxies, and all other
84 papers and electronic records relating to voting by parcel
85 owners, which must be maintained for at least 1 year after the
86 date of the election, vote, or meeting.

87 (m) ~~(1)~~ All other written records of the association not
88 specifically included in this subsection ~~the foregoing~~ which are
89 related to the operation of the association.

90 (5) INSPECTION AND COPYING OF RECORDS.—The official
91 records shall be maintained within the state for at least 7

Amendment No.1

92 years and shall be made available to a parcel owner for
93 inspection or photocopying within 45 miles of the community or
94 within the county in which the association is located within 10
95 business days after receipt by the board or its designee of a
96 written request. This subsection may be complied with by having
97 a copy of the official records available for inspection or
98 copying in the community or, at the option of the association,
99 by making the records available to a parcel owner electronically
100 via the Internet or by allowing the records to be viewed in
101 electronic format on a computer screen and printed upon request.
102 If the association has a photocopy machine available where the
103 records are maintained, it must provide parcel owners with
104 copies on request during the inspection if the entire request is
105 limited to no more than 25 pages. An association shall allow a
106 member or his or her authorized representative to use a portable
107 device, including a smartphone, tablet, portable scanner, or any
108 other technology capable of scanning or taking photographs, to
109 make an electronic copy of the official records in lieu of the
110 association's providing the member or his or her authorized
111 representative with a copy of such records. The association may
112 not charge a fee to a member or his or her authorized
113 representative for the use of a portable device.

114 (c) The association may adopt reasonable written rules
115 governing the frequency, time, location, notice, records to be
116 inspected, and manner of inspections, but may not require a

Amendment No.1

117 parcel owner to demonstrate any proper purpose for the
118 inspection, state any reason for the inspection, or limit a
119 parcel owner's right to inspect records to less than one 8-hour
120 business day per month. The association may impose fees to cover
121 the costs of providing copies of the official records, including
122 the costs of copying and the costs required for personnel to
123 retrieve and copy the records if the time spent retrieving and
124 copying the records exceeds one-half hour and if the personnel
125 costs do not exceed \$20 per hour. Personnel costs may not be
126 charged for records requests that result in the copying of 25 or
127 fewer pages. The association may charge up to 25 cents per page
128 for copies made on the association's photocopier. If the
129 association does not have a photocopy machine available where
130 the records are kept, or if the records requested to be copied
131 exceed 25 pages in length, the association may have copies made
132 by an outside duplicating service and may charge the actual cost
133 of copying, as supported by the vendor invoice. The association
134 shall maintain an adequate number of copies of the recorded
135 governing documents, to ensure their availability to members and
136 prospective members. Notwithstanding this paragraph, the
137 following records are not accessible to members or parcel
138 owners:

139 1. Any record protected by the lawyer-client privilege as
140 described in s. 90.502 and any record protected by the work-
141 product privilege, including, but not limited to, a record

Amendment No.1

142 prepared by an association attorney or prepared at the
143 attorney's express direction which reflects a mental impression,
144 conclusion, litigation strategy, or legal theory of the attorney
145 or the association and which was prepared exclusively for civil
146 or criminal litigation or for adversarial administrative
147 proceedings or which was prepared in anticipation of such
148 litigation or proceedings until the conclusion of the litigation
149 or proceedings.

150 2. Information obtained by an association in connection
151 with the approval of the lease, sale, or other transfer of a
152 parcel.

153 3. Information an association obtains in a gated community
154 in connection with guests' visits to parcel owners or community
155 residents.

156 ~~4.3.~~ Personnel records of association or management
157 company employees, including, but not limited to, disciplinary,
158 payroll, health, and insurance records. For purposes of this
159 subparagraph, the term "personnel records" does not include
160 written employment agreements with an association or management
161 company employee or budgetary or financial records that indicate
162 the compensation paid to an association or management company
163 employee.

164 ~~5.4.~~ Medical records of parcel owners or community
165 residents.

Amendment No.1

166 ~~6.5.~~ Social security numbers, driver license numbers,
167 credit card numbers, electronic mailing addresses, telephone
168 numbers, facsimile numbers, emergency contact information, any
169 addresses for a parcel owner other than as provided for
170 association notice requirements, and other personal identifying
171 information of any person, excluding the person's name, parcel
172 designation, mailing address, and property address.
173 Notwithstanding the restrictions in this subparagraph, an
174 association may print and distribute to parcel owners a
175 directory containing the name, parcel address, and all telephone
176 numbers of each parcel owner. However, an owner may exclude his
177 or her telephone numbers from the directory by so requesting in
178 writing to the association. An owner may consent in writing to
179 the disclosure of other contact information described in this
180 subparagraph. The association is not liable for the disclosure
181 of information that is protected under this subparagraph if the
182 information is included in an official record of the association
183 and is voluntarily provided by an owner and not requested by the
184 association.

185 ~~7.6.~~ Any electronic security measure that is used by the
186 association to safeguard data, including passwords.

187 ~~8.7.~~ The software and operating system used by the
188 association which allows the manipulation of data, even if the
189 owner owns a copy of the same software used by the association.
190 The data is part of the official records of the association.

Amendment No.1

191 (6) BUDGETS.—

192 (c)1. If the budget of the association does not provide
193 for reserve accounts under ~~pursuant to~~ paragraph (d), or the
194 declaration of covenants, articles, or bylaws do not obligate
195 the developer to create reserves, and the association is
196 responsible for the repair and maintenance of capital
197 improvements that may result in a special assessment if reserves
198 are not provided or not fully funded, each financial report for
199 the preceding fiscal year required by subsection (7) must
200 contain the following statement in conspicuous type:

201
202 THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED
203 RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED
204 MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING
205 THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED
206 RESERVE ACCOUNTS UNDER ~~PURSUANT TO~~ SECTION 720.303(6), FLORIDA
207 STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL
208 VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A
209 MEETING OR BY WRITTEN CONSENT.

210 2. If the budget of the association does provide for
211 funding accounts for deferred expenditures, including, but not
212 limited to, funds for capital expenditures and deferred
213 maintenance, but such accounts are not created or established
214 under ~~pursuant to~~ paragraph (d), each financial report for the
215 preceding fiscal year required under subsection (7) must also

Amendment No.1

216 contain the following statement in conspicuous type:
217 THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY
218 DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES
219 AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED
220 IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED
221 TO PROVIDE FOR RESERVE ACCOUNTS UNDER ~~PURSUANT TO~~ SECTION
222 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE
223 RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR
224 ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

225 (d) An association is deemed to have provided for reserve
226 accounts ~~if reserve accounts have been initially established by~~
227 ~~the developer or if the membership of the association~~
228 ~~affirmatively elects to provide for reserves. If reserve~~
229 ~~accounts are established by the developer, the budget must~~
230 ~~designate the components for which the reserve accounts may be~~
231 ~~used. If reserve accounts are not initially provided by the~~
232 ~~developer, the membership of the association may elect to do so~~
233 upon the affirmative approval of a majority of the total voting
234 interests of the association. Such approval may be obtained by
235 vote of the members at a duly called meeting of the membership
236 or by the written consent of a majority of the total voting
237 interests of the association. The approval action of the
238 membership must state that reserve accounts shall be provided
239 for in the budget and must designate the components for which
240 the reserve accounts are to be established. Upon approval by the

Amendment No.1

241 membership, the board of directors shall include the required
242 reserve accounts in the budget in the next fiscal year following
243 the approval and each year thereafter. Once established as
244 provided in this subsection, the reserve accounts must be funded
245 or maintained or have their funding waived in the manner
246 provided in paragraph (f).

247 (10) RECALL OF DIRECTORS.—

248 (b)1. Board directors may be recalled by an agreement in
249 writing or by written ballot without a membership meeting. The
250 agreement in writing or the written ballots, or a copy thereof,
251 shall be served on the association by certified mail or by
252 personal service in the manner authorized by chapter 48 and the
253 Florida Rules of Civil Procedure.

254 2. The board shall duly notice and hold a meeting of the
255 board within 5 full business days after receipt of the agreement
256 in writing or written ballots. At the meeting, the board shall
257 either certify the written ballots or written agreement to
258 recall a director or directors of the board, in which case such
259 director or directors shall be recalled effective immediately
260 and shall turn over to the board within 5 full business days any
261 and all records and property of the association in their
262 possession, or proceed as described in paragraph (d).

263 3. When it is determined by the department pursuant to
264 binding arbitration proceedings or the court in an action filed
265 in a court of competent jurisdiction that an initial recall

Amendment No.1

266 effort was defective, written recall agreements or written
267 ballots used in the first recall effort and not found to be
268 defective may be reused in one subsequent recall effort.
269 However, in no event is a written agreement or written ballot
270 valid for more than 120 days after it has been signed by the
271 member.

272 4. Any rescission or revocation of a member's written
273 recall ballot or agreement must be in writing and, in order to
274 be effective, must be delivered to the association before the
275 association is served with the written recall agreements or
276 ballots.

277 5. The agreement in writing or ballot shall list at least
278 as many possible replacement directors as there are directors
279 subject to the recall, when at least a majority of the board is
280 sought to be recalled; the person executing the recall
281 instrument may vote for as many replacement candidates as there
282 are directors subject to the recall.

283 (d) If the board determines not to certify the written
284 agreement or written ballots to recall a director or directors
285 of the board or does not certify the recall by a vote at a
286 meeting, the board shall, within 5 full business days after the
287 meeting, file an action with a court of competent jurisdiction
288 or file with the department a petition for binding arbitration
289 under ~~pursuant to~~ the applicable procedures in ss. 718.112(2)(j)
290 and 718.1255 and the rules adopted thereunder. For the purposes

Amendment No.1

291 of this section, the members who voted at the meeting or who
292 executed the agreement in writing shall constitute one party
293 under the petition for arbitration or in a court action. If the
294 arbitrator or court certifies the recall as to any director or
295 directors of the board, the recall will be effective upon the
296 final order of the court or the mailing of the final order of
297 arbitration to the association. The director or directors so
298 recalled shall deliver to the board any and all records of the
299 association in their possession within 5 full business days
300 after the effective date of the recall.

301 (g) If the board fails to duly notice and hold the
302 required meeting or fails to file the required petition or
303 action, the parcel unit owner representative may file a petition
304 or a court action under ~~pursuant to~~ s. 718.1255 challenging the
305 board's failure to act. The petition or action must be filed
306 within 60 days after the expiration of the applicable 5-full-
307 business-day period. The review of a petition or action under
308 this paragraph is limited to the sufficiency of service on the
309 board and the facial validity of the written agreement or
310 ballots filed.

311 (k) A board member who has been recalled may file an
312 action with a court of competent jurisdiction or a petition
313 under ~~pursuant to~~ ss. 718.112(2)(j) and 718.1255 and the rules
314 adopted challenging the validity of the recall. The petition or
315 action must be filed within 60 days after the recall is deemed

Amendment No.1

316 certified. The association and the parcel ~~unit~~ owner
317 representative shall be named as respondents.

318 (1) The division or a court of competent jurisdiction may
319 not accept for filing a recall petition or action, whether filed
320 under ~~pursuant to~~ paragraph (b), paragraph (c), paragraph (g),
321 or paragraph (k) and regardless of whether the recall was
322 certified, when there are 60 or fewer days until the scheduled
323 reelection of the board member sought to be recalled or when 60
324 or fewer days have not elapsed since the election of the board
325 member sought to be recalled.

326 Section 22. Subsection (2) of section 720.305, Florida
327 Statutes, is amended to read:

328 720.305 Obligations of members; remedies at law or in
329 equity; levy of fines and suspension of use rights.-

330 (2) An ~~The~~ association may levy reasonable fines. A fine
331 may not exceed \$100 per violation against any member or any
332 member's tenant, guest, or invitee for the failure of the owner
333 of the parcel or its occupant, licensee, or invitee to comply
334 with any provision of the declaration, the association bylaws,
335 or reasonable rules of the association unless otherwise provided
336 in the governing documents. A fine may be levied by the board
337 for each day of a continuing violation, with a single notice and
338 opportunity for hearing, except that the fine may not exceed
339 \$1,000 in the aggregate unless otherwise provided in the
340 governing documents. A fine of less than \$1,000 may not become a

Amendment No.1

341 lien against a parcel. In any action to recover a fine, the
342 prevailing party is entitled to reasonable attorney fees and
343 costs from the nonprevailing party as determined by the court.

344 (a) An association may suspend, for a reasonable period of
345 time, the right of a member, or a member's tenant, guest, or
346 invitee, to use common areas and facilities for the failure of
347 the owner of the parcel or its occupant, licensee, or invitee to
348 comply with any provision of the declaration, the association
349 bylaws, or reasonable rules of the association. This paragraph
350 does not apply to that portion of common areas used to provide
351 access or utility services to the parcel. A suspension may not
352 prohibit an owner or tenant of a parcel from having vehicular
353 and pedestrian ingress to and egress from the parcel, including,
354 but not limited to, the right to park.

355 (b) A fine or suspension levied by the board of
356 administration may not be imposed unless the board first
357 provides at least 14 days' notice to the parcel owner and, if
358 applicable, any occupant, licensee, or invitee of the parcel
359 owner, sought to be fined or suspended and an opportunity for a
360 hearing before a committee of at least three members appointed
361 by the board who are not officers, directors, or employees of
362 the association, or the spouse, parent, child, brother, or
363 sister of an officer, director, or employee. If the committee,
364 by majority vote, does not approve a proposed fine or
365 suspension, the proposed fine or suspension may not be imposed.

Amendment No.1

366 The role of the committee is limited to determining whether to
367 confirm or reject the fine or suspension levied by the board. If
368 the proposed fine or suspension levied by the board is approved
369 by the committee, the fine payment is due 5 days after notice of
370 the approved fine is provided to the parcel owner and, if
371 applicable, to any occupant, licensee, or invitee of the parcel
372 owner ~~the date of the committee meeting at which the fine is~~
373 ~~approved~~. The association must provide written notice of such
374 fine or suspension by mail or hand delivery to the parcel owner
375 and, if applicable, to any occupant ~~tenant~~, licensee, or invitee
376 of the parcel owner.

377 Section 23. Paragraph (g) of subsection (1) and paragraph
378 (c) of subsection (9) of section 720.306, Florida Statutes, are
379 amended, and paragraph (h) is added to subsection (1) of that
380 section, to read:

381 720.306 Meetings of members; voting and election
382 procedures; amendments.—

383 (1) QUORUM; AMENDMENTS.—

384 (g) A notice required under this section must be mailed or
385 delivered to the address identified as the parcel owner's
386 mailing address in the official records of the association as
387 required under s. 720.303(4) ~~on the property appraiser's website~~
388 ~~for the county in which the parcel is located~~, or electronically
389 transmitted in a manner authorized by the association if the
390 parcel owner has consented, in writing, to receive notice by

Amendment No.1

391 | electronic transmission.

392 | (h)1. Except as provided herein, an amendment to a
393 | governing document, rule, or regulation enacted after July 1,
394 | 2021, which prohibits a parcel owner from renting his or her
395 | parcel, alters the authorized duration of a rental term, or
396 | specifies or limits the number of times that a parcel owner may
397 | rent his or her parcel during a specified period, applies only
398 | to a parcel owner who consents, individually or through a
399 | representative, to the amendment, and to parcel owners who
400 | acquire title to a parcel after the effective date of the
401 | amendment.

402 | 2. Notwithstanding subparagraph 1., an association may
403 | amend its governing documents to prohibit or regulate rental
404 | durations that are for terms of less than 6 months and to
405 | prohibit a parcel owner from renting his or parcel more than
406 | three times in a calendar year. Such amendments apply to all
407 | parcel owners.

408 | 3. This paragraph does not affect the enforcement
409 | restrictions for associations of 15 or fewer parcel owners as
410 | provided in s. 720.303(1).

411 | 4. For purposes of this paragraph, a change of ownership
412 | does not occur when a parcel owner conveys the parcel to an
413 | affiliated entity, when beneficial ownership of the parcel does
414 | not change, or when an heir becomes the parcel owner. For
415 | purposes of this paragraph, the term "affiliated entity" means

832133 - h0867-line1973.docx

Published On: 3/9/2021 4:11:21 PM

Amendment No.1

416 an entity that controls, is controlled by, or is under common
417 control with the parcel owner or that becomes a parent or
418 successor entity by reason of transfer, merger, consolidation,
419 public offering, reorganization, dissolution or sale of stock,
420 or transfer of membership partnership interests. For a
421 conveyance to be recognized as one made to an affiliated entity,
422 the entity must furnish the association a document certifying
423 that this paragraph applies, as well as providing any
424 organizational documents for the parcel owner and the affiliated
425 entity that support the representations in the certificate, as
426 requested by the association.

427 (9) ELECTIONS AND BOARD VACANCIES.—

428 (c) Any election dispute between a member and an
429 association must be submitted to ~~mandatory~~ binding arbitration
430 with the division or filed with a court of competent
431 jurisdiction. Such proceedings that are submitted to binding
432 arbitration with the division must be conducted in the manner
433 provided by s. 718.1255 and the procedural rules adopted by the
434 division. Unless otherwise provided in the bylaws, any vacancy
435 occurring on the board before the expiration of a term may be
436 filled by an affirmative vote of the majority of the remaining
437 directors, even if the remaining directors constitute less than
438 a quorum, or by the sole remaining director. In the alternative,
439 a board may hold an election to fill the vacancy, in which case
440 the election procedures must conform to the requirements of the

832133 - h0867-line1973.docx

Published On: 3/9/2021 4:11:21 PM

Amendment No.1

441 governing documents. Unless otherwise provided in the bylaws, a
442 board member appointed or elected under this section is
443 appointed for the unexpired term of the seat being filled.
444 Filling vacancies created by recall is governed by s.
445 720.303(10) and rules adopted by the division.

446 Section 24. Paragraph (a) of subsection (1) and subsection
447 (2) of section 720.307, Florida Statutes, are amended to read:

448 720.307 Transition of association control in a community.-
449 With respect to homeowners' associations:

450 (1) Members other than the developer are entitled to elect
451 at least a majority of the members of the board of directors of
452 the homeowners' association when the earlier of the following
453 events occurs:

454 (a) Three months after 90 percent of the parcels in all
455 phases of the community that will ultimately be operated by the
456 homeowners' association have been conveyed to members other than
457 the developer;

458
459 For purposes of this section, the term "members other than the
460 developer" shall not include builders, contractors, or others
461 who purchase a parcel for the purpose of constructing
462 improvements thereon for resale.

463 (2) Members other than the developer are entitled to elect
464 at least one member of the board of directors of the homeowners'
465 association if 50 percent of the parcels in all phases of the

Amendment No.1

466 community which will ultimately be operated by the association
467 have been conveyed to members other than the developer.

468

469 -----

470

T I T L E A M E N D M E N T

471

Remove lines 78-91 and insert:

472

an association; revising the types of records that are

473

not accessible to members or parcel owners; revising

474

the circumstances under which a specified statement

475

must be included in an association's financial report;

476

revising requirements for such statement; revising the

477

circumstances under which an association is deemed to

478

have provided for reserve accounts; revising the

479

procedure to challenge a board member recall; amending

480

s. 720.305, F.S.; providing requirements for certain

481

finances levied by a board of administration; amending s.

482

720.306, F.S.; revising requirements for providing

483

certain notices; providing limitations on associations

484

when a parcel owner attempts to rent or lease his or

485

her parcel; defining the term "affiliated entity";

486

revising the procedure for election disputes; amending

487

s. 720.307, F.S.; revising the circumstances under

488

which members other than the developer are entitled to

489

elect members to the board of directors of the

490

homeowners' association; amending s. 720.311,