

Florida Statute 2017 Title XL Chapter 720
Rights and Obligations

Board of Directors Portion	
Obligations of Directors	Rights of Members (residents)
To be fiscally responsible	To expect effective use of assessment fees
To certify to reading association's governing documents	To expect directors who are knowledgeable of requirements of managing the association
To only conduct business at a Board Meeting	To attend & speak at all Board Meetings
To only make final decisions at an ACC Meeting	To attend final decision ACC meetings
To notify members of all Board & ACC Meetings	To be notified of Board & ACC meetings in a timely manner
To notify members of assessment changes via the Board Meeting Agenda	To be notified of Board Meetings where assessment changes are considered
To vote in open manner except for officer elections	To expect no secret ballots except for officer elections
To place on agenda items petitioned by at least 20% of members	To place on agenda items of interest to at least 20% of members & meeting within 60 days
To publish and maintain minutes of Board and Member Meetings	To have Board & Member Meeting minutes available in written form
To maintain copies of pertinent HOA documents (e.g. Articles of incorporation, CC&Rs, Bylaws, Rules, Minutes, Roster of members, insurance policies, current contracts, financial records, receipts, expenditures, tax returns, etc.)	To inspect and copy any pertinent HOA document
To prepare an annual budget	To obtain a copy of the annual budget
To prepare an annual financial report	To obtain or receive a copy of the annual financial report
To work for the HOA without compensation	To expect the Board to not be compensated
To limit ACC decisions with respect to CC&Rs	To not be overly limited by ACC decisions
	To: <ul style="list-style-type: none"> • Display up to 2 designated flags • Erect a flagpole • Expect no SLAPP suits • Install an access ramp • Display a contractor's security sign
To select independent Fines Committee members	To have an independent review of noncompliance to HOA documents
To provide all contracts in writing	To expect contract for goods/services to be well documented
To obtain competitive bids on large expenditures (more than 10% of budget plus reserves)	To expect bids to be requested for large expenditures

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To obtain quorum of 30% of members for voting purposes	To have a quorum present when voting on HOA issues
To abide by the majority vote of a quorum present at a Board or Member Meeting	To expect enactment of any issue for which a majority of a quorum voted affirmatively
To hold an annual meeting of members	To attend an annual meeting of members
To hold special meetings for specified purposes when necessary	To attend all special meetings and to be notified of meeting purpose
To allow all members to serve on the board	To serve on the board
To allow members to self nominate for the board	To be elected by a plurality of votes (most votes)
To permit Florida friendly landscaping	To utilize Florida friendly landscaping at their residence

Members Portion	
Obligations of Members	Rights of Directors
To comply with HOA document requirements: <ul style="list-style-type: none"> • CC&Rs • Maintenance Assessments • others 	To expect members to comply with HOA requirements
To expect violation notices and/or fines for noncompliance to HOA documents	To notify and/or fine members for noncompliance to HOA requirements
To attend hearing concerning continued noncompliance to HOA documents	To provide hearing before Fines Committee prior to fining members
To vote at Board and/or Member Meetings in person or by proxy	To expect members to vote in person or by proxy to obtain a quorum
To expect suspension of voting rights for continued noncompliance to HOA documents	To suspend voting rights for noncompliance to HOA requirements

ACC = Architectural Control Committee (may be Board of Directors)
CC&Rs = Covenants, Conditions, & Restrictions of HOA