Section 3 - Sample Provision Excerpt (Public Preview)

The Receiver is further authorized to distribute the remaining $608,851.83 in unidentifiable cash and coin currency to each of the 135 units as defined in the Motion on a pro rata basis.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION — BOARD & COUNSEL REVIEW

Sec. 3 (p. 1): Condominium governing documents for a community of 25 or more units omit the mandatory password-protected official records website/app portal requirement under HB 1021.

Statutory / Legal Reference: Fla. Stat. § 718.111(12)(g) (HB 1021)

Statutory Comparison: Under Fla. Stat. § 718.111(12)(g) (effective January 1, 2026 under HB 1021), a condominium association managing 25 or more units (excluding timeshare units) must post digital copies of specified official records on a password-protected website or mobile application.

CURRENT WORDING IN DOCUMENT:
The Receiver is further authorized to distribute the remaining $608,851.83 in unidentifiable cash and coin currency to each of the 135 units as defined in the Motion on a pro rata basis.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Pursuant to Fla. Stat. § 718.111(12)(g) (HB 1021), the Association shall maintain a password-protected website or mobile application accessible to owners at no charge and shall post current digital copies of the governing documents, annual budgets, financial reports, meeting notices, agendas, and contracts as required...