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CS/HB 995, Engrossed 2

2008 Legislature

1513 (5) Each board of administration shall adopt hurricane  
 1514 shutter specifications for each building within each condominium  
 1515 operated by the association which shall include color, style,  
 1516 and other factors deemed relevant by the board. All  
 1517 specifications adopted by the board shall comply with the  
 1518 applicable building code. ~~Notwithstanding any provision to the~~  
 1519 ~~contrary in the condominium documents, if approval is required~~  
 1520 ~~by the documents, a board shall not refuse to approve the~~  
 1521 ~~installation or replacement of hurricane shutters conforming to~~  
 1522 ~~the specifications adopted by the board.~~

1523 (a) The board may, subject to the provisions of s.  
 1524 718.3026, and the approval of a majority of voting interests of  
 1525 the condominium, install hurricane shutters or hurricane  
 1526 protection that complies with or exceeds the applicable building  
 1527 code, or both, except that a vote of the owners is not required  
 1528 if the maintenance, repair, and replacement of hurricane  
 1529 shutters or other forms of hurricane protection are the  
 1530 responsibility of the association pursuant to the declaration of  
 1531 condominium and may maintain, repair, or replace such approved  
 1532 hurricane shutters, whether on or within common elements,  
 1533 limited common elements, units, or association property.  
 1534 However, where hurricane protection or laminated glass or window  
 1535 film architecturally designed to function as hurricane  
 1536 protection which complies with or exceeds the current applicable  
 1537 building code has been previously installed, the board may not  
 1538 install hurricane shutters or other hurricane protection.

1539 (b) The association shall be responsible for the  
 1540 maintenance, repair, and replacement of the hurricane shutters

ENROLLED

CS/HB 995, Engrossed 2

2008 Legislature

1541 or other hurricane protection authorized by this subsection if  
 1542 such hurricane shutters or other hurricane protection are the  
 1543 responsibility of the association pursuant to the declaration of  
 1544 condominium. If the hurricane shutters or other hurricane  
 1545 protection authorized by this subsection are the responsibility  
 1546 of the unit owners pursuant to the declaration of condominium,  
 1547 the responsibility for the maintenance, repair, and replacement  
 1548 of such items shall be the responsibility of the unit owner.

1549 (c) The board may operate shutters installed pursuant to  
 1550 this subsection without permission of the unit owners only where  
 1551 such operation is necessary to preserve and protect the  
 1552 condominium property and association property. The installation,  
 1553 replacement, operation, repair, and maintenance of such shutters  
 1554 in accordance with the procedures set forth herein shall not be  
 1555 deemed a material alteration to the common elements or  
 1556 association property within the meaning of this section.

1557 (d) Notwithstanding any provision to the contrary in the  
 1558 condominium documents, if approval is required by the documents,  
 1559 a board shall not refuse to approve the installation or  
 1560 replacement of hurricane shutters by a unit owner conforming to  
 1561 the specifications adopted by the board.

1562 (6) As to any condominium building greater than three  
 1563 stories in height, at least every 5 years, and within 5 years if  
 1564 not available for inspection on October 1, 2008, the board shall  
 1565 have the condominium building inspected to provide a report  
 1566 under seal of an architect or engineer authorized to practice in  
 1567 this state attesting to required maintenance, useful life, and  
 1568 replacement costs of the common elements. However, if approved

ENROLLED

CS/HB 995, Engrossed 2

2008 Legislature

1569 by a majority of the voting interests present at a properly  
 1570 called meeting of the association, an association may waive this  
 1571 requirement. Such meeting and approval must occur prior to the  
 1572 end of the 5-year period and is effective only for that 5-year  
 1573 period.

1574 (7) An association may not refuse the request of a unit  
 1575 owner for a reasonable accommodation for the attachment on the  
 1576 mantle or frame of the door of the unit owner a religious object  
 1577 not to exceed 3 inches wide, 6 inches high, and 1.5 inches deep.

1578 Section 10. Paragraph (e) of subsection (1) of section  
 1579 718.115, Florida Statutes, is amended to read:

1580 718.115 Common expenses and common surplus.--

1581 (1)

1582 (e) The expense of installation, replacement, operation,  
 1583 repair, and maintenance of hurricane shutters or other hurricane  
 1584 protection by the board pursuant to s. 718.113(5) shall  
 1585 constitute a common expense as defined herein and shall be  
 1586 collected as provided in this section if the association is  
 1587 responsible for the maintenance, repair, and replacement of the  
 1588 hurricane shutters or other hurricane protection pursuant to the  
 1589 declaration of condominium. However, if the maintenance, repair,  
 1590 and replacement of the hurricane shutters or other hurricane  
 1591 protection is the responsibility of the unit owners pursuant to  
 1592 the declaration of condominium, the cost of the installation of  
 1593 the hurricane shutters or other hurricane protection shall not  
 1594 be a common expense, but shall be charged individually to the  
 1595 unit owners based on the cost of installation of the hurricane  
 1596 shutters or other hurricane protection appurtenant to the unit.

ENROLLED

CS/HB 995, Engrossed 2

2008 Legislature

1597 Notwithstanding the provisions of s. 718.116(9), and regardless  
 1598 of whether or not the declaration requires the association or  
 1599 unit owners maintain, repair, or replace hurricane shutters or  
 1600 other hurricane protection a unit owner who has previously  
 1601 installed hurricane shutters in accordance with s. 718.113(5)  
 1602 other hurricane protection or laminated glass architecturally  
 1603 designed to function as hurricane protection, which hurricane  
 1604 shutters or other hurricane protection or laminated glass comply  
 1605 ~~complies~~ with the current applicable building code shall receive  
 1606 a credit equal to the pro rata portion of the assessed  
 1607 installation cost assigned to each unit. However, such unit  
 1608 owner shall remain responsible for the pro rata share of  
 1609 expenses for hurricane shutters or other hurricane protection  
 1610 installed on common elements and association property by the  
 1611 board pursuant to s. 718.113(5), and shall remain responsible  
 1612 for a pro rata share of the expense of the replacement,  
 1613 operation, repair, and maintenance of such shutters or other  
 1614 hurricane protection.

1615 Section 11. Paragraph (a) of subsection (7) of section  
 1616 718.117, Florida Statutes, is amended to read:

1617 718.117 Termination of condominium.--

1618 (7) NATURAL DISASTERS.--

1619 (a) If, after a natural disaster, the identity of the  
 1620 directors or their right to hold office is in doubt, if they are  
 1621 deceased or unable to act, if they fail or refuse to act, or if  
 1622 they cannot be located, any interested person may petition the  
 1623 circuit court to determine the identity of the directors or, if  
 1624 found to be in the best interests of the unit owners, to appoint