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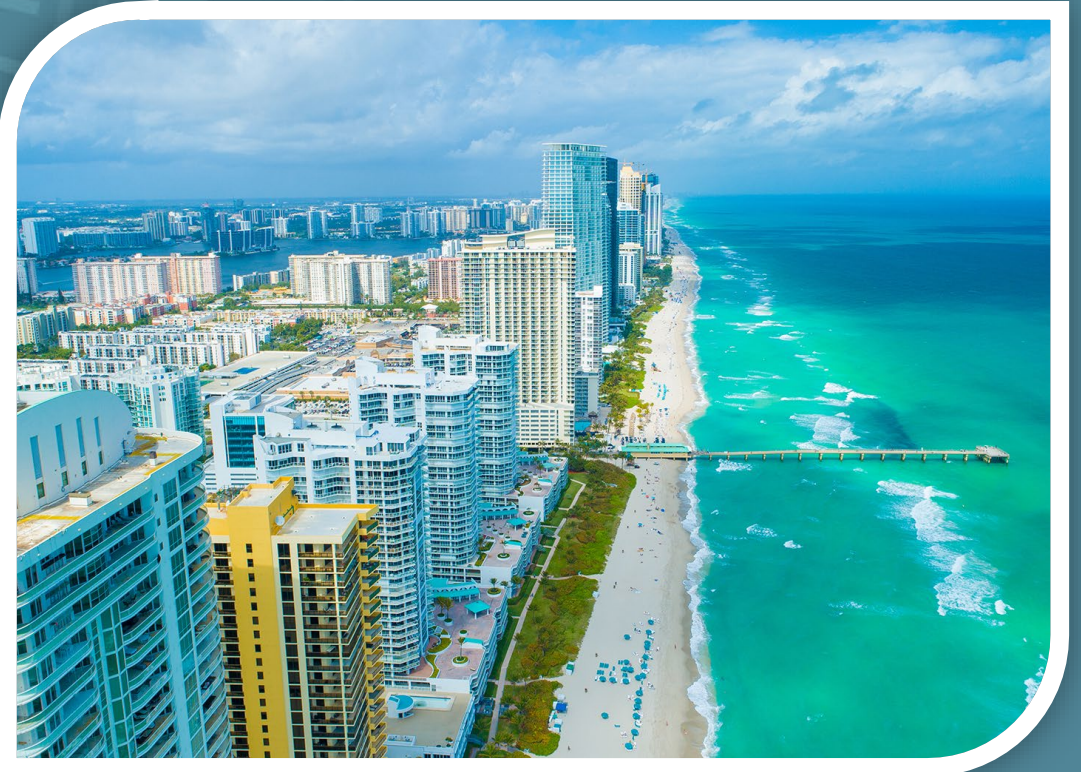
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NEW RULES & DEADLINES



ASSOCIATION WEBSITES

Until recently, only
Condominium
Associations with 150
units or more were
required to have a
community website.



ASSOCIATION WEBSITES

That started to change on June 14, 2024, when HB 1021 (amending FS 718) was signed into law, with some additional amendments (HB 913 & SB 1742) added in 2025.



WHAT'S CHANGING?

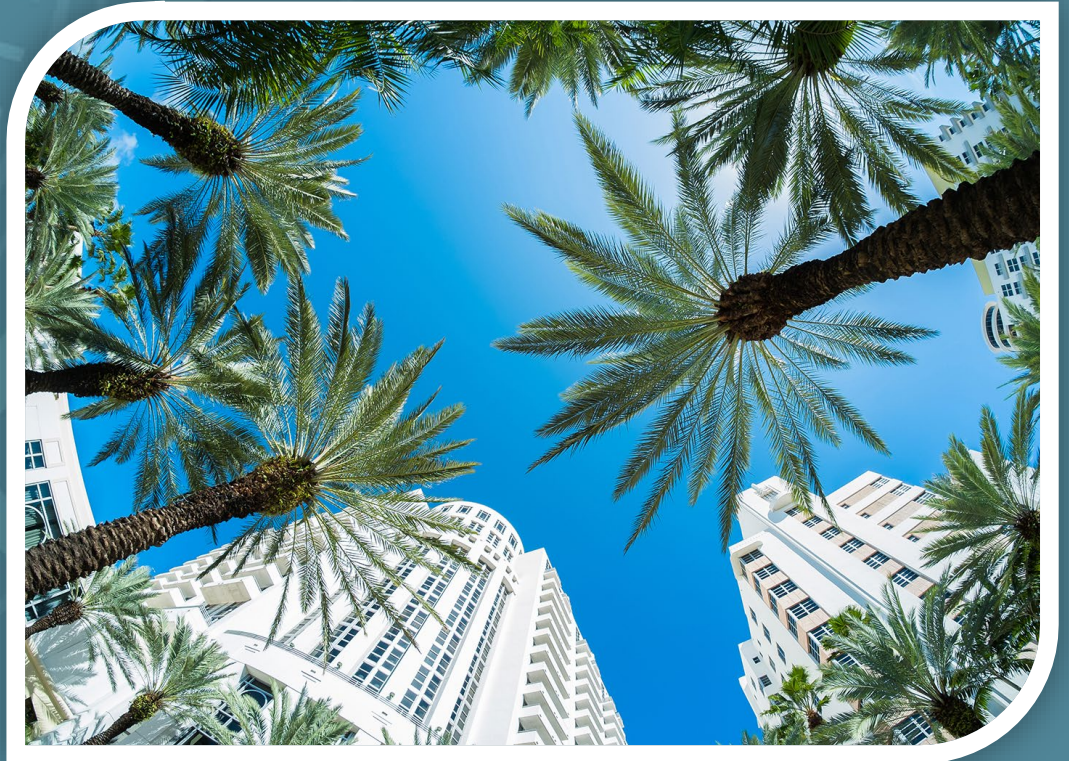
Effective January 1, 2026, Florida Condominium Associations with 25 units or more must have a public website (i.e., a website that is available to anyone with internet access) where residents and owners can access a variety of documents and other content, without having to contact management or the board.

PASSWORD PROTECTION

These websites must also have a password-protected subsection that allows for sensitive information to be shared exclusively with unit owners and employees of the association, and the association must provide unit owners with a username and password to access the protected sections upon written request.

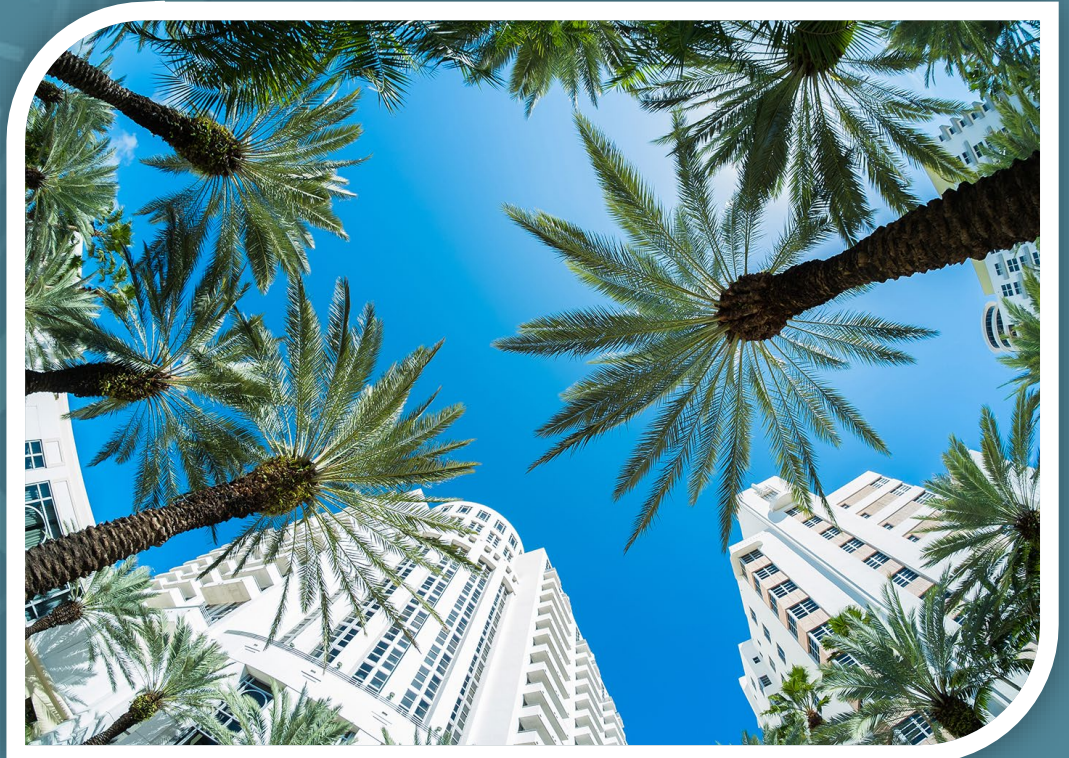
HOMEOWNERS ASSOCIATIONS

With very few differences, and we'll point those out along the way, the requirements we'll be getting into over the next several slides have been in place for Homeowner Associations with 100 or more parcels since January 1, 2025.



FLORIDA COOPERATIVES

As of now, Florida Cooperatives are not required to have a website, but the matter is under review, so it is reasonable to expect they will be required to do so in the near future.



WHAT NEEDS TO BE ON THE WEBSITE?

Unless otherwise specified, the following documents must be made available on the association website or a mobile app within 30 days of receipt or creation.



GOVERNING DOCUMENTS

- Declaration and any amendments
- Bylaws and amendments
- Articles of incorporation and amendments
- Rules and regulations of the association

CONTRACTS & BIDS

- Management agreements, leases, or any other contract binding the association
- Summaries of bids (or the actual bids) for materials, equipment, or services that exceed \$500
- Insurance policies aren't specifically mentioned in the "Websites for Official Records" section of FS 718 [718.111(12)(g)], but they are specified in 720.303, which is the Homeowner Association counterpart, and other parts of FS 718, so it's safe to assume they're included in the first bullet point.

These items must remain posted for 1 year.

FINANCIAL DOCUMENTS

- Annual budget and any proposed budget to be considered at the annual meeting
- Financial report for the preceding fiscal year and any monthly income or expense statement to be considered at a meeting

Financial reports must be made available within 90 days of the fiscal year end.

OTHER DOCUMENTS

- The certification of each director
- All contracts or transactions between the association and any director, officer, corporation, firm, or association that is not an affiliated Condominium Association or any other entity in which an association director is also a director or officer and financially interested
- Any contract or document regarding a conflict of interest or possible conflict of interest

NOTIFICATIONS, AGENDAS & MINUTES

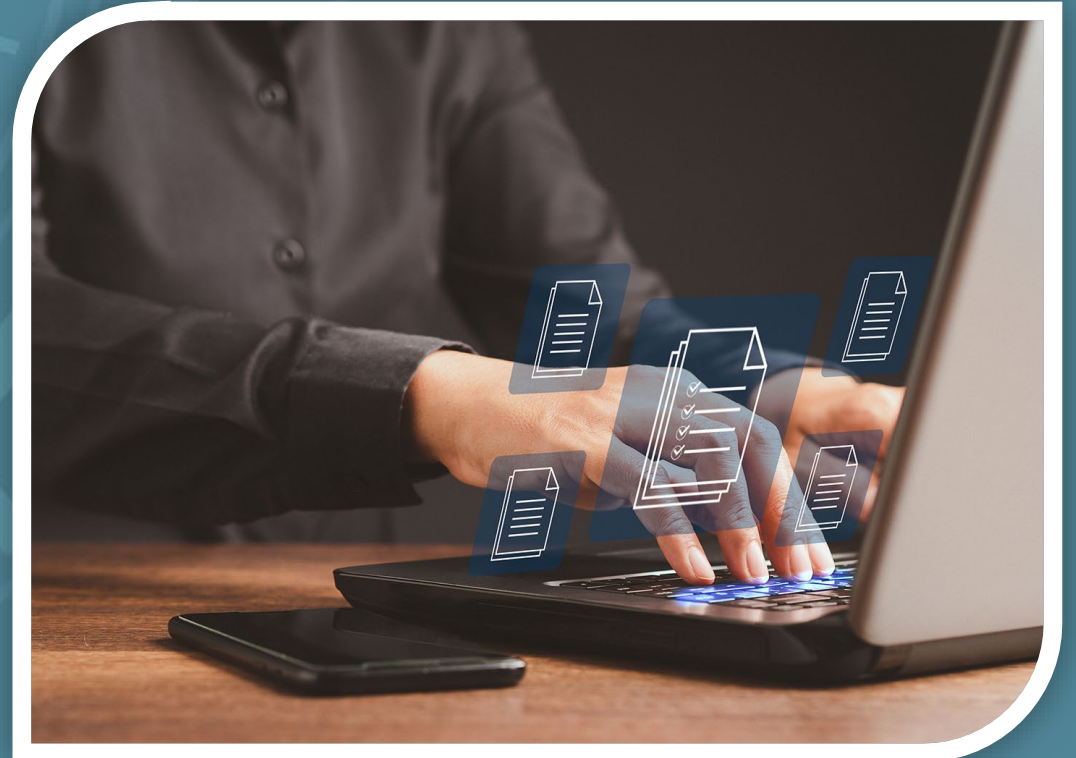
- Board Meeting Notice & Agenda: 48 hours in advance
- Budget Meeting & Agenda: 14 days in advance
- Annual Member Meeting & Agenda: 14 days in advance
- Approved minutes for preceding 12 months
- Updates are required within 30 days of any changes

Documents for consideration must also be posted 7 days in advance of the meeting in which they'll be discussed.

UNIT OWNER MEETINGS

- Unit Owner Meeting Notices & Agendas must be posted on the home page 14 days in advance

This only applies to
Condominium Associations.



REPORTS

- Inspection reports
- The most recent Structural Integrity Reserve Study (SIRS)
- Building permits
- All affidavits
- Investment policy statements and all related financial statements

This only applies to Condominium Associations.

VIDEO MEETINGS

A video recording or hyperlink to the video recording for any meetings of the association, the board of administration, any committee, or the unit owners that were conducted by video conference over the preceding 12 months.

Note that all video meetings must also have a physical location, and meeting notices must include virtual access as well as the physical location.

ELECTRONIC VOTING

- Authentication: The system must authenticate the identity of each unit owner.
- Integrity: The system must ensure that votes are not altered during transmission.
- Receipts: The system must provide a receipt to every owner who casts an electronic vote.
- Record-Keeping: The system must store electronic votes securely for recount, inspection, and review.

EMAIL VOTING

- The board must designate a specific email address for receiving ballots.
- The emailed ballot must include the unit owner's full name and unit number, which serves as their signature.



IMPORTANT CLARIFICATIONS

- Website postings are in addition to mailed or posted notices.
- Emailed notices are allowed if the owner's email is on file.
- Confidential or privileged information must be redacted.

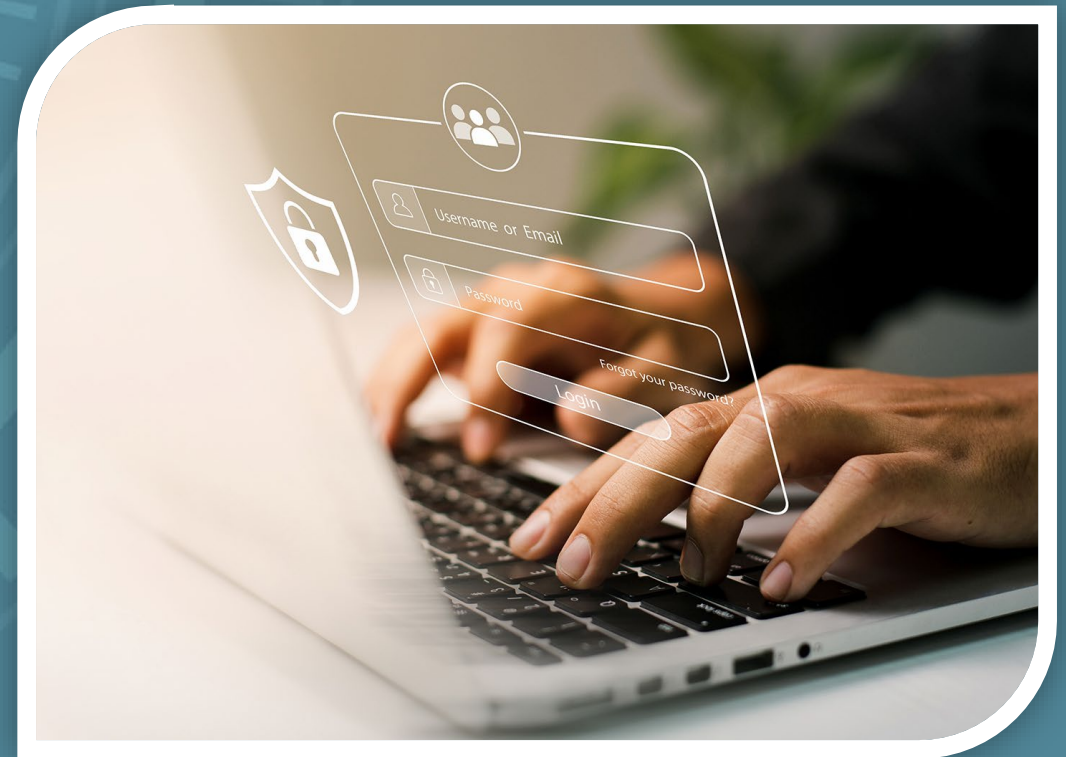


IMPORTANT CLARIFICATIONS

- Failure to post does not (usually) invalidate board actions.
- Board actions may be voided if there are serious notice failures, like not meeting legal posting requirements in the community.
- Website posting is separate from the basic meeting notice rules.

HOW DO I GET STARTED?

- Domain Name
- Hosting Plan
- Website Platform or Builder
- Content (Text, Images, Files)



HOW MUCH IS THIS GOING TO COST?



DIY WEBSITES

DIY websites (e.g., Squarespace or Wix) are an affordable, easy-to-use option for sharing updates and documents, but they lack the advanced features and security of a dedicated website. (and you'll need someone who is willing to take on a lot of extra work).

Expect to pay anywhere from \$16 to \$160/month.

DEDICATED WEBSITES

Using a dedicated HOA website platform provides built-in tools for compliance, secure document storage, and online payments. It also offers more robust features and security than DIY site builders.

Expect to pay anywhere from \$600 to \$2,400/year.

FULLY MANAGED WEBSITES

Based on up to \$7 per unit per month, with the price/unit decreasing as the number of units increases. For example, a 100-unit community might pay \$100 to \$150/month.

Expect to pay anywhere from \$100/month to \$15,000+/year.

CLOSING REMARKS

Getting your website up and running, or upgrading your current website to comply with the new standards, may seem burdensome, but it will help you address future record requests, as the new law permits Condominium & Homeowner Associations to direct owners to their website if the records are available online.

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