

AT A GLANCE:

At some point, the developer must cede control of the board of administration to unit owners.

Florida's Condominium Act and an association's governing documents set forth elections rules.

Election notices must be sent to unit owners and posted within a specific time frame prior to an election.

Rules regarding resident eligibility to vote in elections may vary from condo to condo.

ONE RESIDENT, ONE VOTE: CONDUCTING CONDOMINIUM ELECTIONS

Upon gaining control of a condominium association from the developer, unit owners become responsible for planning and conducting elections to the community's board of administration. This process involves much more than just hanging a sign on the clubhouse door and asking residents to drop their completed ballots into a box. In fact, condominium association elections must be conducted according to the provisions of Florida's Condominium Act as well as the governing documents of the association; failure to do so can result in legal and financial problems that can diminish the community's quality of life.

Among the questions that must be answered prior to conducting elections are these:

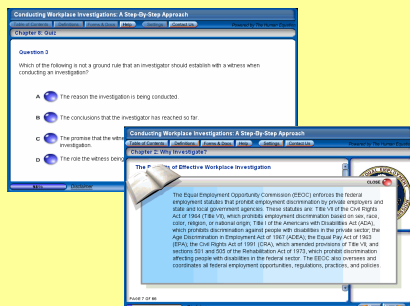
- Precisely when do unit owners other than the developer gain the authority to conduct elections?
- Who is eligible or ineligible to run for a position on a board of administration?
- What are the election notification requirements that apply? For example, how many notices and within what time frame must notices be sent? Where must the election notices be posted on the property?
- In what format must the ballots be prepared?
- How will the votes be tabulated? When do election results become official?

If this list of questions seems daunting, consider some of the additional election issues that must also be settled:

- resident eligibility to vote;
- the use of proxies in elections;
- midterm vacancies;
- runoff elections; and
- the length of a term of service and the number of consecutive terms individuals may serve on the board.

All of these topics, and more, are covered in The Human Equation's course on condominium elections.

It may seem that condominium board elections are inconsequential when compared to national, state, and local races that can shape political and economic policy, but that is simply not true. After all, how a condominium is governed can significantly affect the quality of life in the community, and, in turn, can positively or negatively determine the value of many individuals' most valuable assets—their homes.



COURSE FEATURES INCLUDE:

- Self-paced learning
- Clear, concise explanations of the extensive rules governing condominium board elections
- Links to definitions, questions and answers, case law, and documents
- Appealing graphics

