

What are Florida Sunshine laws?

by Isaac Benmergui, Esq on April 20, 2015

The Florida Sunshine law—sounds cheerful, right? The Florida Sunshine laws were put into place to keep government officials in check and ensure that meetings were being conducted in an open, transparent way that allowed the community to be aware and involved. Although the Sunshine laws were originally written with public entities, like the state government in mind,

For members of homeowners' or condo owners' associations, the sunshine laws do not apply. However, Florida has enacted separate [statutes](#) that cover these organizations in a similar way, and that means that you have certain rights in regards to how your HOA or COA board conducts its business.

Three types of meetings must have proper notice given and be open to all members:

1. **A board meeting called to conduct association business at which a quorum is present.** This board meeting is not limited to a meeting that involves voting. Discussion counts as a meeting as well. A quorum is the minimum amount of members required to vote or pass items.
2. **The meeting of any committee that will decide on how to spend association funds.** This can be a meeting with less than a quorum.
3. **A meeting to vote on architectural decisions regarding a property owner's land.** This meeting can be less than a quorum as long as they have the power to approve or reject architectural plans or a property owner.

There are two exceptions to the open meeting rules: meetings with attorneys and personnel matters. These two kinds of meetings are not subject to open meeting laws.

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