



Do your owners speak up?

The right to be heard at board of administration meetings

Under section 718.112(2)(c), F.S., it is a must to allow unit owners who attend meetings of the board of administration to speak at the meetings with regard to all designated agenda items. Pursuant to the rule, the right to speak at meetings is an extension of a unit owner's right to attend all meetings, so long as a quorum of the members is present. Meetings at which a quorum of the members is present must also be open to all unit owners.

A chairman or board member who discourages unit owners from attending meetings or doesn't allow a unit owner to speak at a meeting violates Florida law, but keep in mind that if a quorum is not present, those rights fade.

Although a unit owner may not be prohibited from attending a board meeting or speaking at a board meeting, the association may adopt written reasonable rules governing the frequency, duration, and manner of unit owner statements. The rules allow the association to keep a reign on unit owners who want to dominate a discussion, either taking up too much time from other unit owners being able to speak, or from the board being able to conduct business.

The rules are meant to aid both the association and unit owners in discussing association business.