



ASSOCIATION MANAGEMENT SERVICES, LLC

OUR MISSION

*To be the local leader
in association management
by providing the highest level of service
to all of our associations and their members.*

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FLORIDA STATUTE - HOW TO CONDUCT ELECTRONIC VOTING

Did you know that there is a Florida Statute that outlines how to conduct electronic voting for homeowner's associations? Below is an excerpt from Title XL, Chapter 720.317:

Electronic voting.—*The association may conduct elections and other membership votes through an Internet-based online voting system if a member consents, in writing, to online voting and if the following requirements are met:*

- (1) *The association provides each member with:*
 - (a) *A method to authenticate the member's identity to the online voting system.*
 - (b) *A method to confirm, at least 14 days before the voting deadline, that the member's electronic device can successfully communicate with the online voting system.*
 - (c) *A method that is consistent with the election and voting procedures in the association's bylaws.*
- (2) *The association uses an online voting system that is:*
 - (a) *Able to authenticate the member's identity.*
 - (b) *Able to authenticate the validity of each electronic vote to ensure that the vote is not altered in transit.*
 - (c) *Able to transmit a receipt from the online voting system to each member who casts an electronic vote.*
 - (d) *Able to permanently separate any authentication or identifying information from the electronic election ballot, rendering it impossible to tie an election ballot to a specific member. This paragraph only applies if the association's bylaws provide for secret ballots for the election of directors.*
 - (e) *Able to store and keep electronic ballots accessible to election officials for recount, inspection, and review purposes.*
- (3) *A member voting electronically pursuant to this section shall be counted as being in attendance at the meeting for purposes of determining a quorum.*

(Continued on next page)

WHAT'S THE DIFFERENCE?

You may wonder what the difference is between a Condominium Owners' Association and a Homeowners' Association. A COA stands for a Condominium Owners' Association and an HOA stands for a Homeowners' Association. In fact, the State of Florida has specific statutes for both condominium owners' and homeowners' associations. It's important to work with an association management company that fully understands these Florida Statutes.

The State of Florida publishes all Florida Statutes on the "Online Sunshine" website, found here: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Index&Title_Request=XL#TitleXL. For statutes related to condominiums, look under Title XL, Real and Personal Property, Chapter 718, Condominiums. For those related to homeowners' associations, look under Title XL, Real and Personal Property, Chapter 720, Homeowners' Associations.



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(4) This section applies to an association that provides for and authorizes an online voting system pursuant to this section by a board resolution. The board resolution must provide that members receive notice of the opportunity to vote through an online voting system, must establish reasonable procedures and deadlines for members to consent, in writing, to online voting, and must establish reasonable procedures and deadlines for members to opt out of online voting after giving consent. Written notice of a meeting at which the board resolution regarding online voting will be considered must be mailed, delivered, or electronically transmitted to the unit owners and posted conspicuously on the condominium property or association property at least 14 days before the meeting. Evidence of compliance with the 14-day notice requirement must be made by an affidavit executed by the person providing the notice and filed with the official records of the association.

(5) A member's consent to online voting is valid until the member opts out of online voting pursuant to the procedures established by the board of administration pursuant to subsection (4).

(6) This section may apply to any matter that requires a vote of the members.

AMS has used online voting platforms in the past to conduct Internet-based voting, such as EZvote and MyHoast. While AMS has used these online voting platforms, we are not officially endorsing either option.

If an association would like to learn more about conducting online voting, we recommend the Board of Directors should discuss options with your CAM. Once the Board fully understands the statute and options, they can then determine the best way forward, based on their individual associations' needs.

STUFF THE BUS - SCHOOL SUPPLY DRIVE SUPPORTS AREA SCHOOLS

AMS was pleased to help "Stuff the Bus" this summer by collecting school supplies for local children. Our employees donated to support this important cause, and all AMS' donations were stuffed into the bus on July 20.

Stuff the Bus is an annual project run by United Way of West Florida to ensure that students in Escambia and Santa Rosa counties are equipped with the tools they need to succeed in the upcoming school year.

AMS is proud to be locally owned and support the communities we live and work in. If you would like to contact us about a local community service project, please provide us with information by calling our office at (850) 231-6004.



REMINDER - BACK TO SCHOOL



The summer has flown by, and soon many children will be headed back to school. Supplies are purchased, backpacks are filled, and teachers are preparing for all the kiddos.

That said, now is a good time to remind ourselves about back-to-school safety. Students may be walking to and from the school bus stop and waiting for the bus. Or, they may be riding their bike or walking to and from school.

Depending on your community, you may have areas that are more congested during back-to-school time. Being cautious, taking our time, and being aware of this time of year will help everyone get where they need to go safely.