

Senate Bill No. 2850

An act relating to Lake County; providing procedures by which the mobile home owners' association of a residential mobile home cooperative located within the county may alter, convert, lease, or modify the common areas of the mobile home cooperative; providing requirements for voting and notice; providing requirements for absentee ballots; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Residential mobile home cooperatives in Lake County.—Notwithstanding any other law, this act shall govern residential mobile home cooperatives having more than 1,100 units and located within Lake County.

(1) Unless other procedures are provided in the documents of the mobile home cooperative or such action is expressly prohibited by the articles of incorporation or bylaws of the mobile home cooperative, the mobile home owners' association may materially alter, convert, lease, or modify the common areas of the residential mobile home cooperative if the action is approved by an affirmative vote of not less than a majority of total voting interests present at a duly noticed meeting of the unit owners, or voting by absentee ballot.

(2) At least 30 days prior to the date of the scheduled unit owner's meeting, the association shall deliver to each individual unit owner, by hand delivery or by first-class United States mail, written notice of the date, time, and purpose of the meeting. The notice must clearly state and describe, with sufficient particularity so as to be easily discernible by the unit owners, the issue that the unit owners are being asked to decide. The notice must be delivered to the address last furnished to the association by the unit owner. An absentee ballot enabling the unit owner to cast his or her vote must be included with the notice and must include a return envelope containing a first-class stamp.

Section 2. This act shall take effect upon becoming a law.

Approved by the Governor June 26, 2003.

Filed in Office Secretary of State June 26, 2003.