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## **2024 brought about MAJOR CHANGES in Florida Condominium Law**

All board members of each and every condominium in Florida, those currently in office, whether appointed or elected, and those who will be voted in at your upcoming annual meeting, now have strict **CERTIFICATION REQUIREMENTS**.

Each of our CVE 253 condominiums are required to have at least 3 board members governing its association. OWNERS, your job is to ensure those you vote in meet the requirements and govern according to your documents and Florida condo law. Always remember, OWNERS vote board members in and can vote them out.

We encourage all 253 association board members and interested owners to go to [COOCVE.com](http://COOCVE.com) > Calendar for a list of some of the law firms and management companies that offer information and invitations to professional educational webinars. It is your responsibility to stay informed. COOCVE gives you ways to do so.

Kaye Bender Rembaum (KBR), a law firm specializing in Florida condo law, summarized the 2024 Legislative Clarifications:

**Chapter 718, F.S.: BOARD MEMBER CERTIFICATION  
REQUIREMENTS, CERTIFICATE RETENTION AND  
CONTINUING EDUCATION REQUIREMENTS**

- Each newly elected or appointed board member must submit to the secretary of the association the: (i) written certification AND (ii) educational certificate within 1 year before or 90 days after the date of election or appointment.
- For the (i) written certification, all condo board members must certify, in writing to the secretary of the association, that he/she has read the association's declaration of condominium, articles of incorporation, bylaws, & current written policies; that he/she will work to uphold such documents & policies to the best of his/her ability; & that he/she will faithfully discharge his/her fiduciary responsibility to the association's members.
- For the (ii) educational certificate, condo association board members must complete an educational curriculum that has been approved by the DBPR that is at least 4 hours long with certain mandated subjects.
- A director of an association who was elected or appointed before July 1, 2024, must comply with both written certification & educational certificate requirements by June 30, 2025.
- A director of an association who was elected or appointed after July 1, 2024, must comply with both the written certification & educational certificate requirement within 90 days after being elected or appointed to the board.
- The written & educational certificates are valid for 7 years after the date of issuance and do not have to be resubmitted as long as the director serves on the board without interruption during the 7-year period.
- Continuing Education: In addition to the written & educational certificates, one year after submission of the most recent written & educational certificates, & annually thereafter, a board member must submit to the secretary of the association a certificate of having satisfactorily completed at least 1 hour of continuing education administered by a division-approved condo education provider, relating to any recent changes to administrative rules during the past year.
- The condo association must retain a director's written certification and/or educational certificate for inspection by the members for seven years after a director's election or the duration of the director's uninterrupted tenure, whichever is longer.
- Any director who fails to timely comply with the foregoing written certification & educational certificate requirements is suspended from service on the board until he/she complies.

<https://rembaumsassociationroundup.com/2024/09/03/2024-legislative-clarifications-for-board-members-and-managers-an-update/>

