

LEGAL



Discussion Points from Recent Seminar at Century Village

BY MARK FRIEDMAN, FLORIDA BAR CERTIFIED AS A SPECIALIST IN CONDOMINIUM AND PLANNED DEVELOPMENT LAW

The following article is based on my recent seminar on some of the new laws.

Board Meetings

Whenever a quorum of the Board meets, that is a Board meeting. The law now requires you to hold a Board meeting a minimum of once each quarter. At such meetings you must provide unit owners with an opportunity to ask questions of the Board. The right to attend such meetings includes the right to speak at such meetings with reference to all designated agenda items and the right to ask questions relating to reports on the status of construction or repair projects, the status of revenues and expenditures during the current fiscal year, and other issues affecting the condominium. Board meetings may be conducted in person or by video conference. It is not clear in the statute if those questions are to be limited to the quarterly meetings.

A board or committee member's participation in a meeting via telephone, real-time videoconferencing, or similar real-time electronic or video communication counts toward a quorum, and such Board member may vote as if physically present. A speaker must be used so that the conversation of such members may be heard by the board or committee members attending in person as well as by any unit owners present at a meeting.

Condominium Elections

Condominium elections may be held in one of three ways: 1) envelope within an envelope to protect anonymity (this is the traditional way most people are used to voting); 2) electronic voting which protects anonymity; and 3) email voting which waives anonymity. If the Association has not adopted electronic voting it must provide for e-mail voting in the following manner. While I

strongly recommend that you not do this yourself the first time, the following must be on the e-mail ballot: 1) A space for the unit owner to type in his or her unit number; 2) A space for the unit owner to type in his or her first and last name, which also functions as the signature of the unit owner for purposes of signing the ballot; and 3) The following statement in capitalized letters and in a font size larger than any other font size used in the e-mail from the association to the unit owner:

WAIVING THE SECRECY OF YOUR BALLOT IS YOUR CHOICE. YOU DO NOT HAVE TO WAIVE THE SECRECY OF YOUR BALLOT IN ORDER TO VOTE. BY TRANSMITTING YOUR COMPLETED BALLOT THROUGH E-MAIL TO THE ASSOCIATION, YOU WAIVE THE SECRECY OF YOUR COMPLETED BALLOT. IF YOU DO NOT WISH TO WAIVE YOUR SECRECY BUT WISH TO PARTICIPATE IN

THE VOTE THAT IS THE SUBJECT OF THIS BALLOT, PLEASE ATTEND THE IN-PERSON MEETING DURING WHICH THE MATTER WILL BE VOTED ON.

A unit owner must transmit his or her completed ballot to the e-mail address designated by the association no later than the scheduled date and time of the meeting during which the matter is being voted on. The email used for this purpose must be checked at the beginning of the meeting.

Mark D. Friedman, B.C.S. is recognized by the Florida Bar as a specialist in Condominium and Planned Development Law. This article is for educational purposes only and should not be considered legal advice. Please consult with your own attorney if you have questions about the foregoing. Mr. Friedman may be reached at MFriedman@BeckerLawyers.com.

April Tax Talk

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR PBC



West Palm Beach, Fla. – Constitutional Tax Collector Anne M. Gannon is proud to announce that employees of the Palm Beach County Tax Collector's organization donated \$16,043.66 in 2025 to benefit Living Hungry, a local non-profit dedicated to ending food insecurity for homeless students in Palm Beach County schools.

A formal check presentation took place on Tuesday, February 24, 2026, at the Tax Collector's Administrative Office in Downtown West Palm Beach. "Through our Community Involvement program employees are committed to making a positive change to the community," said Gannon. "I am proud of their charitable spirit and their commitment to ensure our local homeless

students receive support." A hallmark of the organization's Community Involvement program is that every dollar and item donated comes directly from the staff. No public tax dollars are used. Funds are generated through the "Dress Down for Charity" program, where employees contribute to dress down on designated days, as well as other internal fundraising activities throughout the year. In addition to the financial contribution, employees collected more than 2,500 items for "good time packs" to support children during the summer months. These "good time packs" included books, journals, travel games, and snack food for the students. "I continue to be impressed by the compassion shown by the Tax Collector's team," said Maura Plante, Founder of Living Hungry. "Our local homeless children are so deserving of this support. These contributions will directly nourish

Tax Collector Employees Donate More Than \$16,000 in 2025

Donations support homeless students in Palm Beach County



the potential of students who need it most." Read more about the Tax Collector's community involvement at: <https://www.pbctax.gov/about-us/#community>. For more information, please contact: Anne M. Gannon, Constitutional Tax Collector (561) 355-2805, jvortolomei@pbctax.com

Paying a Fine for Missing Jury Duty? It's a Scam!

MIKE CARUSO, CLERK OF THE CIRCUIT COURT & COMPTROLLER FOR PALM BEACH COUNTY



Jury duty is an important civic responsibility, and scammers know it. That's why jury scams have become a favorite tactic for criminals trying to scare people into handing over money or personal information. In a typical juror summons scam, someone calls pretending to be from

the Sheriff's office and claims you missed jury duty. They will say there is a warrant for your arrest and demand that you pay a fine immediately to "clear it up." We will never call you to demand payment over the phone or threaten to have you arrested for missing jury duty. You will not be asked to pay a fine using gift cards, wire transfers, payment apps or over a random phone call. If there is a real and valid issue related to jury service, you will get an official

notice from our office through the mail. If you ever receive a call like this and something doesn't feel right, simply hang up. When in doubt, don't give your info out. Instead, visit our official jury service webpage at jury.mypalmbeachclerk.com to review accurate information about jury duty, or contact our office directly at 561-355-2930. We are Here to Help you verify what is real and what is not, so you can stay safe and do your civic duty without becoming a victim of fraud.