

Q LAW

Delia (Bea) Seamon



Bids Only Needed When Exceeding Budget Percentage

Q: I am a board member of a condo that has more than 300 units.

Considering the difficulty in getting good contractors or vendors to do work at our association, many of the board members do not get competitive bids. Several owners argue that we are required to get bids for all contracts that the association enters into. Our association documents do not have any requirements for the board to obtain bids. Can you tell me the law regarding this issue?

A: An association is not required to obtain bids on all contracts it enters into. Florida law specifically states, "If a contract requires payment by the association on behalf of any condominium operated by the association in the aggregate that exceeds 5 percent of the total annual budget of the association including reserves, the association shall obtain competitive bids for the materials, equipment or services." Therefore, based on Florida law, bids are not required for



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all contracts that the association enters into.

For questions or comments e-mail Bogen2000@aol.com.