

Condo Associations

📅 May 19, 2025 🗳️ Elections

In homeowners associations (HOAs) and condominium owners associations (COAs), an *election by acclamation* is a simplified election process where candidates for the board of directors are automatically declared elected—without the need for a formal vote—because the number of candidates does not exceed the number of available seats.

The process of electing directors by acclamation is used when: (i) The number of qualified candidates equals or is fewer than the number of open board positions; (ii) All nomination deadlines and notice requirements set by the association's governing documents (e.g., bylaws or election rules) have been met; (iii) No additional nominations or write-in candidates are allowed, unless specifically authorized.

If an association is holding an election to fill three open board seats, and only three homeowners submit valid nominations, those three individuals may be elected by acclamation—meaning the association can skip the voting process and formally seat the candidates. Some benefits of electing directors by acclamation are: (i) the cost of conducting the election can be greatly reduced by eliminating the costs associated with printing, mailing, and tallying ballots, and costs associated with the facilities for the election; (ii) the election can be completed more quickly; (iii) electing directors by acclamation may encourage more people who do not care to go through an election to volunteer to serve as a director.

The ability for an HOA or COA to elect directors by acclamation must be provided for in the association's governing documents (i.e. declaration, bylaws, election rules), and must be permissible and in accordance with any applicable laws of the state where the association is located. If an association's governing documents require a vote regardless of the number of candidates, the association must hold a formal election.

Typical requirements for electing directors by acclamation include: (i) giving members advance notice of the nomination period and the possibility of election by acclamation if there are not more candidates than open seats; (ii) ensuring that all candidates meet any qualification criteria set by the association's governing documents; (iii) recording the results in board meeting minutes and notifying the membership of the directors elected by acclamation.

inconvenient. Association boards should ensure transparency, follow their governing documents closely, and communicate clearly with the membership to maintain trust and uphold the integrity of the process. When implementing the process of allowing directors to be elected by acclamation, associations should review their governing documents and make appropriate amendments that are needed, consult applicable laws, and seek legal advice to ensure full compliance.

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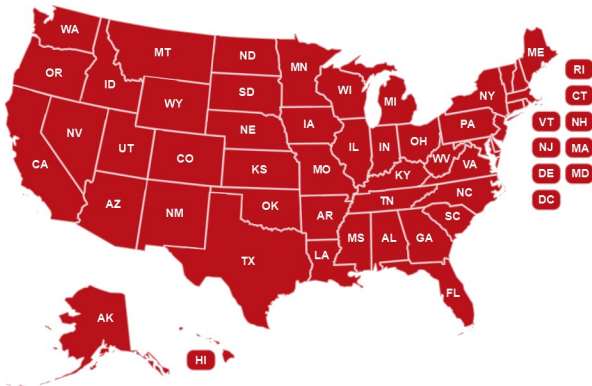
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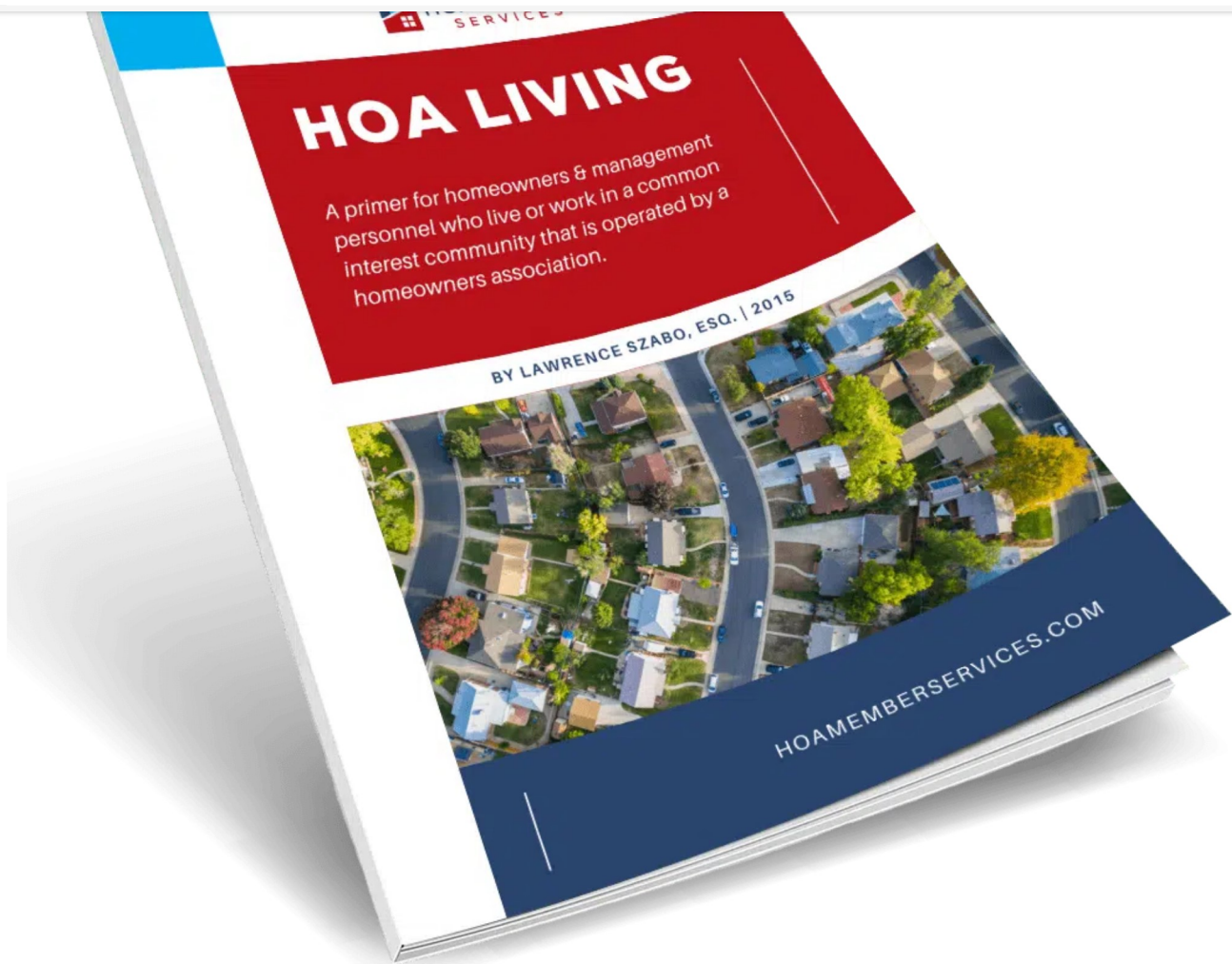
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