

The SoShiny Software, Feature List

Everything your association needs to run a modern community
soshiny.com - (386) 353-4444



Every tool below is included on every plan — no tiers, no add-ons, no consultants. Here is the full list real boards use to run documents, communication, governance, and a public website, all in one portal.

Core features

A website your community is proud to share.

Give your association a modern public site that shows off your facility and keeps residents informed.

One directory for every contact you manage.

Find any resident, vendor, or employee in seconds, with their full history in one place.

Every unit's details, dues, and parking in one record.

Track ownership %, sq footage, fees, and parking, with a owner/rental tags

Your full rulebook, searchable in seconds.

Upload your CC&Rs, bylaws, and house rules once, so owners and renters find their own answers without calling the board.

Create, sign, and store documents in one place.

Keep your community's documents versioned, access-controlled, and easy to find when you need them.

Post notices to the right people

Schedule announcements ahead, route them by audience, and set them to auto-expire so old notices never clutter the board.

Email Broadcasts

Compose, audience-target, and send mass emails to your community with PDF attachments. Track who got it, who bounced, who unsubscribed — per-recipient delivery in the activity log.

Lobby Announcement TV

A bookmarkable URL turns any TV in your lobby, clubhouse, or mail room into a live community display — rotating announcements, upcoming events, and marketplace listings, all in distance-readable type. Three-column or scrolling ticker; light or dark; Samsung Tizen-compatible. Set it up once, never touch it again.

Events & Calendar

Board meetings, social gatherings, work parties — including recurring events that auto-renew. Print today, this week, or this month. Click any event for the detail view.

Board Meetings & Minutes

Build an agenda from proposed items, run the meeting from the screen, record motions and resolutions with per-member yes / no / abstain votes, and print a Florida §718-compliant notice + minutes in one click.

Voting & Ballots

Run elections, bylaw amendments, and budget approvals. Owners and renters cast ballots from the dashboard; results reveal after the deadline or as soon as quorum is met. Anonymous or attributed, your choice.

Concerns & Compliments

Members file complaints, compliments, or suggestions — with an anonymity option. Board threads internal + public replies, sets status, marks resolved. Submitter gets emailed on every update.

Architectural Review

Owners file a request to paint, install a dish, build a deck, replace windows. Board reviews on a thread, approves / denies /

approves-with-conditions. Decision letter generated. No more email chains.

Work Orders

Operational tickets the board + property manager actually use. Priority, location, unit, assignee, contractor, cost estimate & actual, timeline of status changes + notes. Convert a complaint to a work order in one click.

Amenity Booking

Members reserve the clubhouse, pool deck, BBQ pavilion, or any common space the board defines. Open events show on the community calendar so neighbors can join; private events keep the occasion hidden but still reserve the space.

Vehicle Registry

Every car, truck, motorcycle, RV, or golf cart on the property — plate, state, year/make/model/color, sticker number, parking spot. Members register their own; board issues stickers. Printable parking pass per vehicle and a printable warning notice for unauthorized cars in the lot.

Who's Away

A digital housekeeping board for snowbird season, hurricane prep, and worker access. Residents log their own travel; management sees every away unit at a glance with emergency contacts, pet info, vehicle, and an encrypted key location. One-click emergency print before storms. Board-only by design.

Electronic Signatures

Members sign 14 pre-built forms directly in the browser — guest registration, parking permits, pet registration, service animal disclosures, move-in/out, and more. Every signature captures intent, timestamp, IP address, and association context. E-SIGN / UETA audit trail. No paper, no printer, no scanning docs and emailing them back.

Sign Any PDF

Drop a contract, addendum, or notice into Documents and members sign it directly in the browser — place the signature, save the PDF. Full audit certificate for every signed copy. Required-signer tracking with one-click email nudges.

Committees

Standing committees with chairs and members. Owners self-join from a card, board assigns directly. Print a one-page flyer to recruit. Description editor with inline formatting.

Global Search

One search box at the top hits rules, documents, announcements, events, concerns, ARC requests, and members. Click any result to open it. Access-aware so members never see what they shouldn't.

Your Own Domain

Run your community on yourassociation.com instead of soshiny.com/{slug}/. Branded sign-in page with your logo and hero image, your domain in the address bar. \$99/year add-on with DNS instructions we email straight to the board.

Plus the essentials

Activity Log

Every state change captured — who did what, when. Audit-ready.

Area Attractions

Curate what's nearby — beaches, restaurants, golf — on your public community site.

Contacts

Emergency lines, contractors, utilities — every phone number you might need, printable for the fridge.

Employees

Paid staff and volunteer records — everyone who works for the community in one place.

FAQ

Build a community FAQ with CSV import — appears on your public site automatically.

Florida Statutes

All 232 sections of Florida Chapter 718, 719, 720, and 553 — indexed and searchable inside your community.

In-App Help

37 role-gated help topics, searchable — your members never have to email you about how to use the platform.

Insurance & COI Tracker

Every policy, every renewal, every certificate of insurance — with warnings before they expire.

Locations

Named spaces (lobby, pool, clubhouse) for cleaner work orders, amenities, and events.

Marketplace

An internal buy/sell board for community members — no Facebook required.

Media & Photo Galleries

Public and private photo galleries — community marketing and member memories in one place.

Newsletter Signup

Capture prospective-owner contacts on your public website — turn them into future residents.

Property Listings

Units for sale or rent featured on your public website — marketing for property values.

Storage Tracking

Drive-style breakdown of who's using your 1 GB of community storage — and how.

Violations Workflow

Formal violation tracking with print-ready notice letters — defensible enforcement.

Ready to run your association like a boss?

Start a free 30-day trial — no card required — at soshiny.com. Every feature on every plan.