

Condo Board Term Limit Worksheet

Florida condominiums · Section 718.112(2)(d)3., Florida Statutes

Answer these in order, before the candidate deadline 40 days out, not on election night. Condominiums only: Chapter 720 sets no term limit, so an HOA director's limit, if any, comes from the governing documents.

☐ **Start the clock on July 1, 2018**

Only board service occurring on or after July 1, 2018 may be used in the calculation. Service before that date does not count no matter how long it ran.

☐ **Pull the service history from the records**

Annual meeting minutes, election results, and the board's record of any appointment to a vacancy. Memory is not evidence, and the director whose eligibility is in question is not the person to ask.

☐ **Count years, not terms**

The cap is eight consecutive years. Terms may run longer than one year where the bylaws allow it, so a two-year cycle reaches eight years after four terms. Count each director separately if terms are staggered.

☐ **Log each year of countable service**

2018-19 ____ 2019-20 ____ 2020-21 ____ 2021-22 ____ 2022-23 ____ 2023-24 ____ 2024-25 ____ 2025-26 ____ 2026-27 ____ Mark each year served, then read the longest unbroken run.

☐ **Read your bylaws before you read the statute**

Members whose terms expire may stand for reelection unless prohibited by the bylaws. A stricter limit in your own documents controls the answer.

☐ **Flag what the statute does not settle**

Whether a partial year counts as a year, what length of break resets "consecutive," and whether appointed service counts like elected service are all unaddressed. Get counsel's position in writing before the board acts on one.

☐ **If the count reaches eight, there are two ways past it**

Approval by an affirmative vote of unit owners representing two-thirds of ALL VOTES CAST IN THE ELECTION, not two-thirds of all voting interests. Or a shortage: not enough eligible candidates to fill the vacancies at the time of the vacancy.

☐ **Write down the conclusion and the reasoning**

Record what you counted, which records you counted it from, and what the board decided, then keep it with the election records. This is the document you will want if the election is challenged.



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Free worksheet. General information, not legal advice - review with your association's attorney.
Based on Section 718.112(2)(d)3., Florida Statutes. Current as of July 6, 2026.