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1
2 An act relating to timeshare plan management; amending
3 s. 468.4334, F.S.; conforming provisions to changes
4 made by the act; amending s. 468.4335, F.S.; revising
5 applicability for provisions governing conflicts of
6 interest between community association managers or
7 community association management firms and certain
8 persons with a financial interest in such
9 associations; amending s. 468.438, F.S.; providing
10 construction; amending s. 721.13, F.S.; deleting a
11 provision requiring managing entities that perform
12 community association management to comply with
13 certain provisions related to community association
14 management firms; requiring timeshare management firms
15 and individuals employed by timeshare management firms
16 to discharge their duties in good faith; exempting
17 such firms and individuals from liability for monetary
18 damages; requiring the board of administration of a
19 timeshare condominium to meet once per year; providing
20 an exception; requiring disclosure of certain
21 information annually to certain persons if a timeshare
22 management firm or an owners' association provides
23 goods and services through specified entities;
24 specifying the manner in which such disclosure must be
25 made; providing construction; reenacting s. 721.14(2),

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26 F.S., relating to discharge of a managing entity, to
27 incorporate the amendment made to s. 721.13, F.S., in
28 a reference thereto; providing an effective date.

29
30 Be It Enacted by the Legislature of the State of Florida:

31
32 Section 1. Subsection (4) of section 468.4334, Florida
33 Statutes, is amended to read:

34 468.4334 Professional practice standards; liability;
35 community association manager requirements; return of records
36 after termination of contract.—

37 (4) A community association manager or a community
38 association management firm shall return all community
39 association official records within its possession to the
40 community association within 20 business days after termination
41 of a contractual agreement to provide community association
42 management services to the community association or receipt of a
43 written request for return of the official records, whichever
44 occurs first. A notice of termination of a contractual agreement
45 to provide community association management services must be
46 sent by certified mail, return receipt requested, or in the
47 manner required under such contractual agreement. The community
48 association manager or community association management firm may
49 retain, for up to 20 business days, those records necessary to
50 complete an ending financial statement or report. If an

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association fails to provide access to or retention of the accounting records to prepare an ending financial statement or report, the community association manager or community association management firm is relieved from any further responsibility or liability relating to the preparation of such ending financial statement or report. Failure of a community association manager or a community association management firm to timely return all of the official records within its possession to the community association creates a rebuttable presumption that the community association manager or community association management firm willfully failed to comply with this subsection. A community association manager or a community association management firm that fails to timely return community association records is subject to suspension of its license under s. 468.436, and a civil penalty of \$1,000 per day for up to 10 business days, assessed beginning on the 21st business day after termination of a contractual agreement to provide community association management services to the community association or receipt of a written request from the association for return of the records, whichever occurs first. However, for a timeshare plan governed by ~~created under~~ chapter 721, s. 721.14(4) applies ~~the time periods provided in s. 721.14(4)(b) apply~~.

Section 2. Subsection (7) is added to section 468.4335, Florida Statutes, to read:

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468.4335 Conflicts of interest.—

(7) This section does not apply to a community association manager or a community association management firm that manages a timeshare plan governed by chapter 721 and provides disclosure under s. 721.13(13)(c)1.

Section 3. Subsection (3) is added to section 468.438, Florida Statutes, to read:

468.438 Timeshare management firms.—

(3) A timeshare management firm and any individual licensed under this part who is employed by a timeshare management firm are governed by s. 721.13 and not by s. 468.4335.

Section 4. Paragraph (e) of subsection (1) and subsections (4), (10), and (13) of section 721.13, Florida Statutes, are amended to read:

721.13 Management.—

(1)

~~(c) Any managing entity performing community association management must comply with part VIII of chapter 468.~~

(4) The managing entity shall maintain among its records and provide to the division upon request a complete list of the names and addresses of all purchasers and owners of timeshare units in the timeshare plan. The managing entity shall update this list no less frequently than quarterly. Pursuant to paragraph (3)(d), the managing entity may not publish this

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owner's list or provide a copy of it to any purchaser or to any third party other than the division. However, the managing entity shall mail to those persons listed on the owner's list materials provided by any purchaser, upon the written request of that purchaser, if the purpose of the mailing is to advance legitimate owners' association business, such as a proxy solicitation for any purpose, including the recall of one or more board members elected by the owners or the discharge of the manager or management firm. The use of any proxies solicited in this manner must comply with the provisions of the timeshare instrument and this chapter. A mailing requested for the purpose of advancing legitimate owners' association business shall occur within 30 days after receipt of a request from a purchaser. The board of administration of the owners' association shall be responsible for determining the appropriateness of any mailing requested pursuant to this subsection. The purchaser who requests the mailing must reimburse the owners' association in advance for the owners' association's actual costs in performing the mailing. It is ~~shall be~~ a violation of this chapter ~~and, if applicable, of part VIII of chapter 468,~~ for the board of administration or the manager or management firm to refuse to mail any material requested by the purchaser to be mailed, provided the sole purpose of the materials is to advance legitimate owners' association business. If the purpose of the mailing is a proxy solicitation to recall one or more board

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126 members elected by the owners or to discharge the manager or
127 management firm and the managing entity does not mail the
128 materials within 30 days after receipt of a request from a
129 purchaser, the circuit court in the county where the timeshare
130 plan is located may, upon application from the requesting
131 purchaser, summarily order the mailing of the materials solely
132 related to the recall of one or more board members elected by
133 the owners or the discharge of the manager or management firm.
134 The court shall dispose of an application on an expedited basis.
135 In the event of such an order, the court may order the managing
136 entity to pay the purchaser's costs, including attorney's fees
137 reasonably incurred to enforce the purchaser's rights, unless
138 the managing entity can prove it refused the mailing in good
139 faith because of a reasonable basis for doubt about the
140 legitimacy of the mailing.

141 (10) Any failure of the managing entity to faithfully
142 discharge the fiduciary duty to purchasers imposed by this
143 section or to otherwise comply with ~~the provisions of this~~
144 section is ~~shall be~~ a violation of this chapter ~~and of part VIII~~
145 ~~of chapter 468.~~

146 (13) (a) Notwithstanding any provisions of chapter 607,
147 chapter 617, or chapter 718, an officer, director, or agent of
148 an owners' association, including a timeshare management firm
149 and any individual licensed under part VIII of chapter 468
150 employed by the timeshare management firm, shall discharge its

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151 ~~his or her~~ duties in good faith, with the care an ordinarily
152 prudent person in a like position would exercise under similar
153 circumstances, and in a manner it ~~he or she~~ reasonably believes
154 to be in the interests of the owners' association. An officer,
155 director, or agent of an owners' association, including a
156 timeshare management firm and any individual licensed under part
157 VIII of chapter 468 employed by the timeshare management firm,
158 are ~~shall be~~ exempt from liability for monetary damages in the
159 same manner as provided in s. 617.0834 unless such officer,
160 director, ~~or~~ agent, or firm breached or failed to perform its
161 ~~his or her~~ duties and the breach of, or failure to perform, its
162 ~~his or her~~ duties constitutes a violation of criminal law as
163 provided in s. 617.0834; constitutes a transaction from which
164 the officer or director derived an improper personal benefit,
165 either directly or indirectly; or constitutes recklessness or an
166 act or omission that was in bad faith, with malicious purpose,
167 or in a manner exhibiting wanton and willful disregard of human
168 rights, safety, or property.

169 (b) Notwithstanding chapter 718, the board of
170 administration of a timeshare condominium is required to meet
171 only once each year, unless additional board meetings are called
172 pursuant to a timeshare instrument.

173 (c)1. If a timeshare management firm or an owners'
174 association provides goods or services through a parent,
175 affiliate, or subsidiary of the timeshare management firm, the

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176 fact that a related party is providing goods or services must be
177 disclosed annually to the members of that owners' association in
178 any of the following ways:

179 a. As an explanatory note to the annual budget pursuant to
180 subparagraph (3)(c)1.;

181 b. In the management contract;

182 c. By mail sent to each owner's address on file for
183 providing notice;

184 d. In the notice of an annual or special meeting of the
185 owners;

186 e. By posting notice on the website of the applicable
187 timeshare plan; or

188 f. By any owner communication used by the managing entity.

189 2. A timeshare management firm and any individual licensed
190 under part VIII of chapter 468 employed by the timeshare
191 management firm are governed by this section and s. 468.438.

192 Section 5. For the purpose of incorporating the amendment
193 made by this act to section 721.13, Florida Statutes, in a
194 reference thereto, subsection (2) of section 721.14, Florida
195 Statutes, is reenacted to read:

196 721.14 Discharge of managing entity.—

197 (2) In the event the manager or management firm is
198 discharged, the board of administration of the owners'
199 association shall remain responsible for operating and
200 maintaining the timeshare plan pursuant to the timeshare

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instrument and s. 721.13(1). If the board of administration fails to do so, any timeshare owner may apply to the circuit court within the jurisdiction of which the accommodations and facilities lie for the appointment of a receiver to manage the affairs of the owners' association and the timeshare plan. At least 30 days before applying to the circuit court, the timeshare owner shall mail to the owners' association and post in a conspicuous place on the timeshare property a notice describing the intended action. If a receiver is appointed, the owners' association shall be responsible as a common expense of the timeshare plan, for payment of the salary and expenses of the receiver, relating to the discharge of her or his duties and obligations as receiver, together with the receiver's court costs, and reasonable attorney's fees. The receiver shall have all powers and duties of a duly constituted board of administration and shall serve until discharged by the circuit court.

Section 6. This act shall take effect July 1, 2025.