



DID  
YOU  
KNOW

## GREENACRE PROPERTIES PRODUCTS AND SERVICES

Greenacre is a full-service association management company that utilizes proprietary software in the daily management of our associations. As an industry leader, it would only be appropriate if we also utilized the most comprehensive technology. We are continuously striving to provide the best products and services to the associations we manage. Currently, these are the services available to our existing Greenacre partners through the online portal system.

**Online Document Storage** which allows the association to upload governing documents, agendas, meeting minutes, forms, and any other documents important to the association and its members. This system also allows for secure Board only and Committee only access to certain documents and reports.

**Homeowner Directories** allow for association members to share their contact information with the community. Owners must opt-in to this feature.

**Photo Gallery** feature allows for the upload of photo albums to the owner portal. A useful tool for sharing community project updates and photos from community events.

**News Feed** which is the email blast feature of the owner portal. The news feed allows for immediate communication with owners in the community. This feature gives the Board of Directors and management the

ability to efficiently communicate with owners and documents these communications for future reference.

**Calendar** allows for posting meeting reminders and community events. Organize important community updates using this feature.

**Contact Us** feature gives the owners and Board members the ability to message the community manager directly through the owner portal. These communications are documented in the correspondence section of the portal for future reference and accountability.

**Work Orders** can be entered, viewed, and tracked through the Board portal. The work order module provides for transparency of ongoing community projects, maintenance concerns and any other pending service important to the community.

**Architectural Request** module gives owners the ability to apply for exterior modifications and to upload supporting photos and documents via the owner portal. This module also allows Board or committee members to view and approve applications through a seamless online process.

If you and your association are not taking full advantage of the product and services offered by Greenacre Properties, please reach out to your community manager to schedule a tutorial with a Greenacre team member.

## BEST OF THE BEST

We are pleased to announce that Greenacre Properties was nominated for Tampa Bay Times 2023 Best of The Best in the Community Association Management Company AND Property Management Company categories. We are proud to share that Greenacre Properties won **FIRST PLACE** for **BOTH** categories! You can look for the official announcement in the Tampa Bay Times publication on Sunday, August 27<sup>th</sup>.



## GREENACRE SPONSORED EVENTS (Via Zoom)

**August 9, 2023** at 6:00 PM - Fundamental Financial Training & AP Approval Process

**August 10, 2023** at 6:00 PM- Board Certification  
Presented by Jessica Knox, Esq of Knox Levine, P.A.

**September 28, 2023** at 10:00 AM- Fundamental Financial Training & AP Approval Process

**October 5, 2023** at 6:00 PM- Association Insurance Seminar  
Presented by USI Insurance Services, Inc.

**October 12, 2023** at 6:00 PM- Board Certification  
Presented by Eric Appleton of Appleton Reiss

**\*\* Contact your Community Association Manager for Zoom credentials for these events.**

## GREENACRE TEAM EVENTS



**CEOMC DINNER**



**GASPARILLA RUN**



**HUMANE SOCIETY**



**HIPPIE DASH**



**BOWLING**



**HUMANE SOCIETY**

Greenacre team members enjoyed various team building events throughout the year. Pictured are Greenacre team members participating in the Gasparilla 5K and the Hippie Dash 5K. Our team also enjoyed a night out at the Chief Executive Officers of Management Companies CAM Appreciation event as well as a night of Bowling. We topped off our quarter of events with a visit to our office from the Humane Society, where our team was able to enjoy a day of playing with puppies. It's no wonder Greenacre is the best place to work!

## EMPLOYEE SPOTLIGHT

Allen is an experienced, executive level manager with over twenty-five years of experience in community association management. He has also earned the Professional Community Association Manager (PCAM) designation. Allen has worked at all levels of the industry from portfolio manager to onsite manager to executive level positions at various management companies in Arizona, Texas and Florida. Allen has a strong work ethic and commitment to excellence as shown by his history of working effectively with industry leaders, boards of directors, volunteer committees, and onsite staff. This demonstrated experience in managing all aspects of association management makes Allen an invaluable asset to our company and the Yacht & Tennis Club of St Pete Beach, which he currently manages.



**ALLEN BAUM,**  
AMS®, PCAM®

## ANNOUNCEMENT

Greenacre Properties now accepts credit card payments at our office located on Gunn Highway. You will now be able to pay application fees, assessments, deposits, and other association fees via credit card at our office. Please call and speak to a Greenacre team member for more details.





## LEGAL UPDATE



**Eric N. Appleton**  
*Appleton Reiss, PLLC*  
[www.appletonreiss.com](http://www.appletonreiss.com)

The State of Florida's 2023 legislative session was one of the busiest in years. Statutory revisions and reforms adopted this year will substantially impact homeowners' associations, condominium associations and cooperative associations, as well as property owners, managers and management companies. Although this article endeavors to briefly summarize the highlights of statutory revisions adopted in 2023, it is critical for board members, managers and property owners to thoroughly explore the legislative changes to ensure compliance with Florida Statutes.

Senate Bill 154 was adopted to clarify and revise certain requirements included in prior statutory reforms concerning the inspection and funding of maintenance in older buildings. The new law adopted in 2023 modifies requirements for milestone inspections in condominiums that are three stories or greater. Among other statutory revisions, new deadlines for milestone inspections were created, and procedures to notify owners about such inspections were clarified. Senate Bill 154 also requires the Florida Building Commission to adopt rules to establish a building safety program including the milestone inspection requirements within the Florida Building Code. In addition to critical inspection reforms, Senate Bill 154 effectuated statutory revisions related to reserve funding. This legislation requires a condominium association's budget (when dealing with a structure three stories or greater) to include reserves for the items identified in Section 718.112(2)(g), Florida Statutes, which defines the requirements for a structural integrity reserve study. The new law also mandates particular funding of structural integrity reserves based upon the most recent structural integrity reserve study. Additionally, the new law provides deadlines for the completion of structural integrity reserve studies, as well as prohibitions on the use of funds designated as structural integrity reserve funds.

In addition to reforms impacting cooperative associations and condominium associations, House Bill 919 was adopted to enhance the transparency and accountability of homeowners' associations. Specifically, the bill creates the "Homeowners' Associations Bill of Rights" and includes statutory revisions that are effective October 1, 2023. Among other revisions to laws impacting homeowners' associations, House Bill 919 modifies Chapter 720, Florida Statutes to (i) require an agenda for all board meetings; (ii) deem the property address of a homeowner the default mailing address absent other instructions from the homeowner; (iii) prohibit board members from receiving "kickbacks" or similar improper benefits; and (iv) bar persons from serving on a board of directors while certain criminal charges are pending against them. In addition to House Bill 919, House Bill 437 was enacted to protect a property owner's right to install or display items on their property, including first responder flags and items that are not visible from a street or neighboring lot.

Many other laws were adopted during the legislative session; therefore, we encourage everyone to review them in detail, including, House Bill 949 concerning golf cart operations, House Bill 837 concerning negligence claims, and Senate Bill 264 concerning the acquisition of real property in Florida by principals of certain foreign governments. The bills mentioned in this article, among many others, can be viewed online at <http://www.leg.state.fl.us>.

# HURRICANE PREPAREDNESS 2023



Florida's Version of Winter by Michael Moretti of Mitchell Insurance Services

An Insurance Agents Advice for Navigating Hurricane Season in an Association

Alright folks, we're going to need all hands-on deck for this one. That's right, another Florida hurricane season is upon us and whether you are lucky enough to be a native Floridian or are a snowbird transitioning to full time resident, the following preparedness plan is a non-negotiable must read. The National Oceanic and Atmospheric Administration (NOAA) is predicting a typical hurricane season with 12-17 named storms. Of those, 5-9 are expected to become hurricanes, and 1-4 could have wind speeds in excess of 111 mph and become major hurricanes (category 3, 4, and 5).

## THE PREP

Why do we prep? Unfortunately, last year's hurricane Ian was a catastrophic reminder that you can never be over-prepared. As elected leaders of our communities, it's not only important to prep for ourselves, but for the safety and well-being of our neighbors throughout our Associations. Here are a few readiness procedures to help alleviate the stress that comes with another hurricane season:

1. Contact your local agency partner to fully understand where your coverage begins and where the responsibilities of the association end. *(Deductibles and Exclusions vary from Policy to Policy and it is important to have a full understanding of the impact they will have on the Association).*
2. Take recent photos of all your pre-storm inventory and property. *(Thankfully with smart phones now a days, many will automatically be time stamped however if you're using a separate digital camera – be sure to timestamp by adding in the date to each photo)* These photos will help support the value you place on them in the event of damages.
3. Secure and digitize important documents.
4. Decide whether a line of credit with the bank will be necessary. *(Having access to funds can be vital when covering hurricane deductibles, employee salaries, and the costs of immediate mitigation efforts when preventing further damage)*
5. Pre-negotiate contracts with vendors (Ex. Disaster Remediation Contractors, Landscaping contractors, Roofing Contractor, etc.). *(Pre-negotiated contracts can save an Association thousands of dollars rather than scrambling to find contractors after the storm when price gauging is rampant and there is a lack of labor).*
6. Create a Hurricane Committee that can work closely with their insurance and management team to build an Association specific disaster plan. *(Tip: Brand your committee with a fun team name to take the edge off the very serious conversations you'll need to have)*
  - a. Here are some essential steps that can get the ball rolling:
    - i. Collecting and maintaining contact information for residents and important vendors
    - ii. Communicating evacuation routes to all residents
    - iii. Implement a chain of communication between key residents and employees with alternative methods if cell towers are down *(ex: social media, Association website, apps for international contact, walkie talkies, etc.)*

## THE AFTERMATH

Knock on wood we don't make it this far, but in the event we do, here are some tips make the claims process easier post-storm.

1. Take photos before any repairs are completed and make a list to show and track the extent of any damage.
2. Don't alter the condition of any damaged property, but take whatever steps are necessary to protect your property from further damage when possible. *(Keep receipts for ALL expenses you incur. Costs incurred while repairs are being made may be recoverable.)*
3. Contact your local insurance agency to file a claim as soon as possible. Provide your insurance agent or carrier with all information pertaining to the claim.
4. After your claim is filed, your insurance company will assign an adjuster to the property, and you can continue working closely with your pre-approved vendor list to begin repairs by order of importance.

Mitchell Insurance Services is proud to provide our community associations with a disaster prep guide to help get a head start when preparing for storm season. For any additional assistance on how to prepare for a hurricane or verify if your coverage is airtight, feel free to give us a call at 727-360-8190.

## CARROLLWOOD VILLAGE



# COMMUNITY SPOTLIGHT

Carrollwood Village is a wonderful Legacy Community located in the heart of Tampa Bay recently celebrating its 50<sup>th</sup> Anniversary. Hillsborough County Commissioner, Ken Hagan, presented the Carrollwood Village HOA with a Proclamation that will forever have a home in the Carrollwood Cultural Center. The Proclamation includes a summarized history of the Village. Carrollwood Village was established in 1971, in a rural area that featured orange groves, farms, and a handful of homes in Northwest Hillsborough County. The development of Carrollwood Village embodied a new day for community design, incorporating “everything needed for daily living nearby” concept that features a unique loop street system enabling travel to Village locations in minutes, a slower pace of life, and a picturesque landscape that provides a park-like setting. Carrollwood Village consists of three distinct phases, each with independently functioning homeowner association boards, budgets, and deed restrictions that come together as one to sponsor special events throughout the year. The Village is home to splendid amenities, including the Carrollwood Country Club, the County-managed Carrollwood Cultural Center, and the Carrollwood Village Park which opened in 2018 and features skate and dog parks, a splash pad, and much more. The Village hosts Hillsborough’s first community garden park, Vista Gardens, pickleball, and other sports, full-service shopping centers, and restaurants. Carrollwood Village is an award-winning community whose honors include the Neighborhood Improvement Award for the entire Village at the County’s 15<sup>th</sup> Annual Neighborhoods Recognition Award Luncheon in 2018, and Best Environmental Achievement from Hillsborough County Neighborhood Relations for Phase 3 in 2004. On October 22, 2022, Ken Hagan declared the day as Carrollwood Village Golden Jubilee Day. We at Greenacre Properties, Inc. are proud to partner with the Village as the management company since 1974.



# DONATE BLOOD

**Greenacre Properties**  
**Friday, August 4**  
**9:00 AM - 2:30 PM**

All donors receive\*:

- **\$20 eGift Card**
- **OneBlood Swag Bag**
- **Wellness Checkup** including blood pressure, pulse, temperature, iron count, and cholesterol screening.

*Fact: One in three of us will need a blood transfusion.*

Donors Receive



- PLUS -



- PLUS -



Appointments are encouraged, please visit [oneblood.org/donate-now](https://oneblood.org/donate-now) and use **sponsor code 57554**

### ID REQUIRED

\*One offer per donor, per donation. No cash value. Not-transferable. Gifts may vary. For more information please visit [oneblood.org/details](https://oneblood.org/details).



**oneblood**  
Share your power.

## Welcome to our New Community Partners!

- Willow Square Townhomes Association, Inc.
- Willow Ridge Property Owners Association, Inc.



## COMMUNITY GRANT OPPORTUNITIES

Many counties and municipalities offer grants to Homeowner Associations and Condo Association which are designed to foster healthy, safe, and engaged neighborhoods that strengthen communities. Several of the communities managed by Greenacre Properties have been awarded grants over the years for various projects.

For information on available grants in Hillsborough County visit [HCFLGov.net](https://www.hcfl.gov) and for information on available grants in the City of St. Petersburg, please visit their website at [https://www.stpete.org/residents/grants\\_loans\\_neighborhood.php](https://www.stpete.org/residents/grants_loans_neighborhood.php).

Please visit [PascoCountyfl.net](https://www.pascocountyfl.net) and [Pinellas.gov](https://www.pinellas.gov) for community grant opportunities that might become available in the future.