

# TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION

## Annual Meeting 2019

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## RULES OF PARTICIPATION

- Official rules distributed to each homeowner in notice mailing.
- Outlined in our By Laws and in Florida Statute.
- Necessary to conduct a productive meeting
- Condensed:
  - You must be recognized by the Chairman before speaking.
  - Homeowner comments are limited to three minutes.
  - Everyone must be able to speak before you may speak again on any topic.
  - You may not interrupt any speaker with your own comments.

## PLEASE SILENCE CELL PHONES

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## WHAT IS AN HOA?

- A Homeowners Association is an organization that makes and enforces rules for planned communities of single-family homes.
- If you buy a property with an HOA, you automatically become a member.
- You agree to abide by the rules and regulations *and* to pay dues, known as HOA fees.
- An HOA has its rules in a document called a Declaration of Covenants, Conditions and Restrictions (CC&R).
- The business meetings are bound to the rules in the By Laws.

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## WHAT ARE THE PROS AND CONS OF AN HOA?

- Like everything in life, there are good things and not-so-great things about belonging to a Homeowners Association. You'll need to weigh them carefully when deciding whether or not to purchase a property with an HOA.
- A well-run homeowners association is a blessing. In fact, research shows that being a member of an HOA can increase the value of your property by 4.2%. That is a lot!
- On the other hand, a poorly run HOA can be a nightmare. If it doesn't have enough money on reserve to handle maintenance, you can be hit with special assessments that require you to cough up that money. This is *in addition* to monthly dues you pay.
- You need to decide if you would like to live in an HOA community with the fees and rules **BEFORE YOU PURCHASE** your home.

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## CAN OUR HOA GO AWAY?

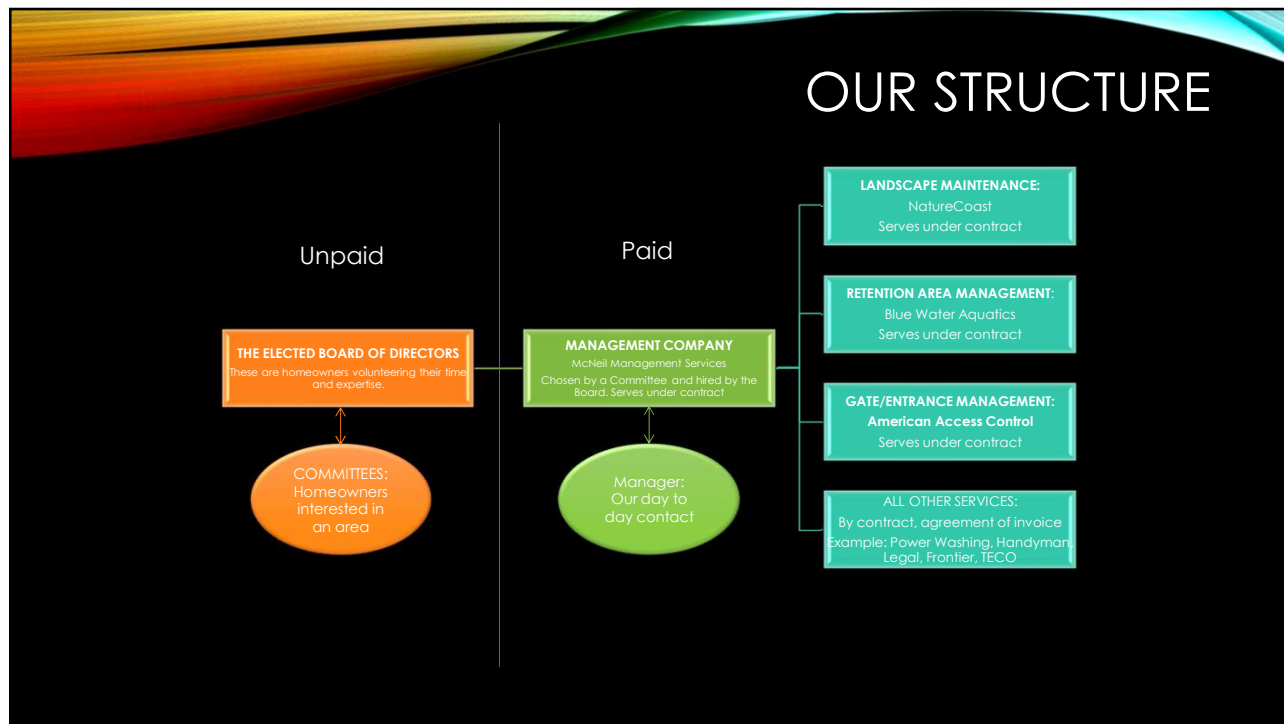
- No.
  - We are in an HOA that is part of a larger HOA called the Tampa Palms Area 3. They control our HOA with the fact we have to abide by their rules which match ours.
- Can we change the rules?
  - Not without a majority of our homeowners (that is 100 homes) voting for the change. The change can not go against the Tampa Palms Area 3 rules.
- Can we stop enforcing our rules?
  - No, we are bound by the documents under which we purchased our homes. The governing documents give the HOA the duty to enforce the restrictions, rules, covenants, and regulations in the community.
  - This is a legal requirement. If the HOA doesn't enforce the rules, the HOA (therefore every homeowner) can be sued.

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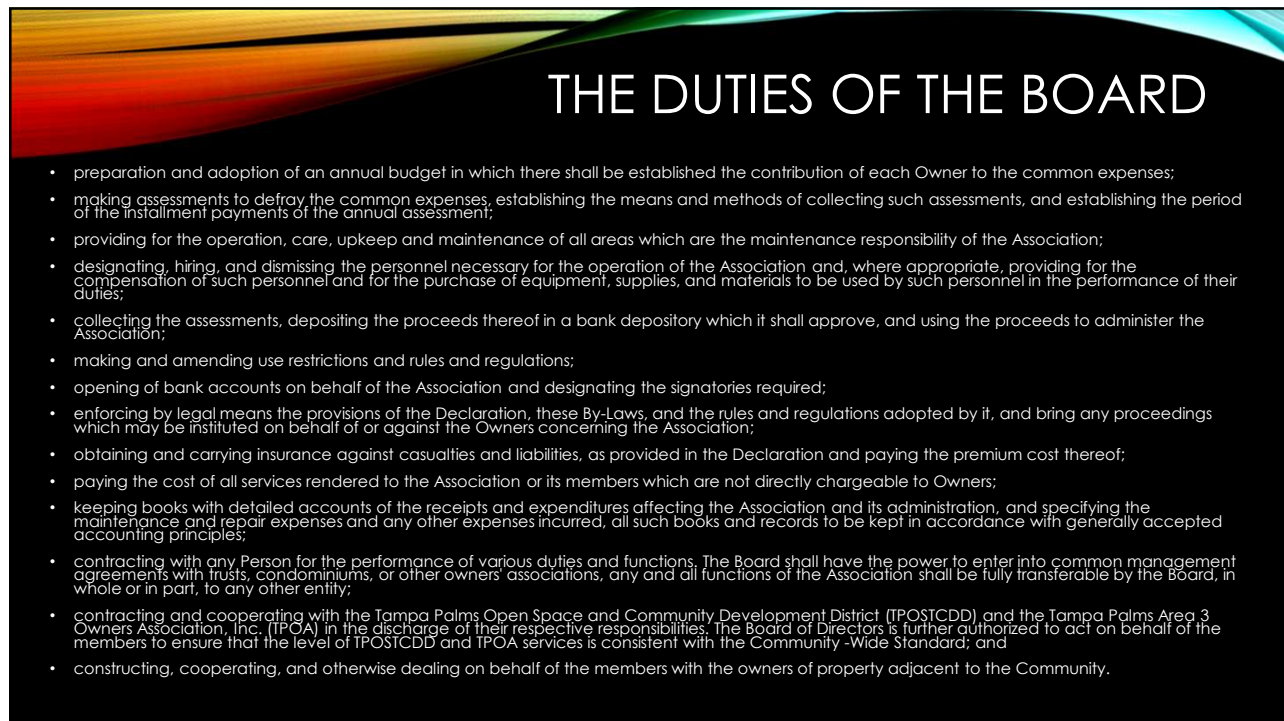
## THE WORK OF THE HOA

- Manage the property by applying the documents agreed upon when purchasing your home.

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## THE COMPLIANCE PROCESS

- Handled by the management company.
- Inspectors sent twice a month.
- Compliance letters sent per our documents/rules.
- Management Company works with homeowners:
  - Explanation
  - Reminders
  - Timing
- Works with legal when a homeowner chooses to not comply.

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## 2019 CHALLENGES & ACCOMPLISHMENTS

- A new management company
  - New forms and procedures
  - New personnel
    - Ensuring they help homeowners, answering phone and emails
  - Change in bank and dues processing
- A new landscape maintenance company
  - Repair of many unkempt areas
  - Overdue weeding and trimming
  - New standards set for maintenance
- A new retention area maintenance company
  - Cost savings
- Creation of 9 committees made up of homeowners
  - The purpose of the committees is to engage homeowners, take work off the Board's plate by doing much of the work and advising the Board.
  - Involved 27 homeowners; giving their advice and input
  - Modification Committee approved over 25 requests without a denial.
  - Landscape Committee has offered valuable insight and opinions on benches, mulched bed borders, and how to enhance our median islands.

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## 2019 CHALLENGES & ACCOMPLISHMENTS

- Maintenance:
  - Exterior wall painted
  - Woodline trimmed
  - Sidewalks power washed (twice)
  - Gates repaired and painted
  - Monuments cleaned and painted
  - Appointed a Homeowner to report streetlight outages
  - Dead trees replaced
- Signs on exit columns added for notices and information
- Removal of two decks
  - Put on without City of Tampa permits, without HOA approval and against our Architectural Standards.
  - Interfered with other homeowners' enjoyment of their unit.
- Increased enforcement of rental houses rules
  - New forms, new requirements
  - All compliance issues must be corrected before renting.

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## 2019 CHALLENGES & ACCOMPLISHMENTS

- A new website
  - User friendly
  - Documents, minutes and information easily accessible to provide transparency
- Financial Committee
  - Researched and placed a large portion of our Reserve money in Money Market and CDs.
  - Reviewed and applied the updated Reserve Study
    - We hire an outside professional company to survey our property and assets to schedule our Reserves.
    - The Reserves affect our budget, and our dues.
    - This is considered Best Practices for HOAs.

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## PLANS FOR 2020

- Maintenance:
  - Interior wall to be painted
    - Cleanout of 3-foot easement along the wall before painting
- Tree trimming:
  - Tall trees outside our gates
  - Woodline
- Sidewalks
  - Power washing as needed
  - Sunken sidewalks replaced
  - Raised sidewalks cut or replaced
- Tree & shrub replacement:
  - Outside gates
  - Along roadway
- Schedule quarterly committee meetings
- Expand the Orientation Committee
  - Meet with potential homeowners prior to closing of mortgage/ purchase
  - Increase their knowledge of the documents

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## WHAT WE NEED FROM YOU!

- Get involved:
  - Join a Committee
  - Come to Board Meetings
  - Ask more questions
  - Read the Board of Directors Meeting Minutes
  - Use our website
  - Get to know your neighbors

*Thank you!*

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