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Welcome New Community Partners

- **Fletcher's Point Homeowners Association**
- **Grey Oaks Homeowners Association**
- **Townhomes Of Country Run Homeowners Association**
- **Village Cove Townhouses**
- **Homeowners Association At Suncoast Lakes**

Navigating the Hurricane Claims Process

By: Michelle Newton, Insurance Office of America
www.FloridaCondoQueen.com

Following a hurricane or major storm event, knowing how to properly document and manage your insurance claim can make a significant difference in the outcome of your recovery process. The following tips are designed to help protect your property, preserve coverage, and streamline the claims process.

Safety First
Safety should always be the top priority. If you, emergency responders, law enforcement, fire personnel, or government officials believe the property is unsafe, do not enter the area. Allow only trained professionals and authorized adjusters to inspect and assess the damage.

It is also strongly recommended that you contact your insurance agent before filing a claim so they can help advise you regarding potential coverage, deductibles, and the claims process.

Immediately Following the Loss

- If conditions are safe and practical, take reasonable steps to prevent further property damage by making temporary or emergency repairs where possible.
- Before removing damaged items or making repairs, take extensive photographs and videos of all damage. Your adjuster will rely heavily on this documentation during the claims process.
- If possible, do not discard damaged property until it has been inspected or documented by the adjuster.
- Prepare a detailed inventory of damaged or destroyed property. Separating damaged items from undamaged property and organizing information room-by-room can be extremely helpful.
- Your insurance adjuster will estimate damages; however, it may also be necessary to have an engineer or qualified contractor inspect the property. You are always free to obtain your own contractor's estimate.
- Keep copies of all receipts and invoices for temporary repairs, emergency services, cleanup efforts, and mitigation expenses. Provide copies to your adjuster and retain originals for your records.

Flood Claim-Specific Tips
For flood-related claims, additional documentation is especially important:

- Photograph each exterior elevation of the building and every affected interior room.
- Mark and photograph the high-water level reached in each room.
- Separate and dry salvageable items such as clothing, linens, and personal property whenever possible.
- Document the make, model, and serial numbers of major appliances and equipment.
- Save samples of damaged building materials such as flooring, carpet, wallpaper, and drapes for adjuster review.
- After properly documenting the damage, dispose of flooded perishable items and contaminated materials that may pose health risks.
- National Flood Insurance Program (NFIP) policyholders are responsible for taking reasonable steps to minimize mold growth following a flood event. Failure to mitigate mold damage may result in certain damages being excluded from coverage.

After the Claim Is Filed
Once your claim has been submitted, do not assume your insurance agent automatically receives updates regarding claim status, payments, or settlement activity. In many cases, agents receive little to no ongoing communication from the carrier or adjuster.

Keeping your agent informed throughout the process allows them to better advocate for you and assist when issues arise.

Remember, the insurance adjuster represents the insurance company. Your insurance agent represents YOU.

Reconstruction Following a Loss
For Florida condominium associations, Florida Statute 718 prohibits unit owners from proceeding with reconstruction work following a property loss without prior written approval from the association's board.
Approval may be conditioned upon:

- Review and approval of repair methods
- Verification of contractor qualifications
- Approval of the reconstruction contract
- Obtaining all required permits prior to construction

For property and wind claims, unit owners are generally responsible for reconstruction of portions of the condominium property for which they are individually required to carry insurance coverage.

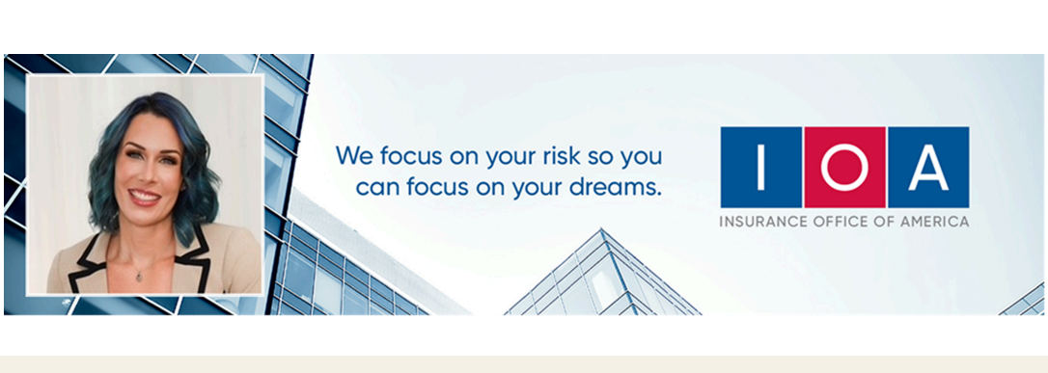
However, if the association is filing under a flood insurance policy, much of the unit interior portions are covered, which differs compared to property and wind policies.

Claims Involving Multiple Units
When multiple units are affected, it is strongly recommended that the association maintain control over the reconstruction process to help ensure that:

1. Repairs Are Properly Completed
   Unrepaired damage may be excluded from future claims and could negatively impact future insurability.
2. Licensed and Insured Contractors Are Used
   Certificates of insurance should always be obtained and maintained on file.
3. Reconstruction Contracts Contain Proper Protections
   Contracts should be reviewed by the association's legal counsel before execution.
4. Repair Costs Are Properly Documented
   Initial claim payments are often issued on an Actual Cash Value (ACV) basis, which reflects depreciation. Supplemental payments for recoverable depreciation typically require detailed invoices, receipts, and proof of completed repairs.

Allowing claim funds and reconstruction responsibilities to be handled individually by unit owners can create significant administrative challenges, documentation issues, and potential liability concerns for the association.

Final Thoughts
Filing a hurricane claim can be overwhelming and stressful. Having an experienced insurance advisor to help guide you through the process can make a substantial difference in protecting your interests and maximizing the benefits available under your policy.



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HURRICANE PREPAREDNESS
A PLAN TODAY. PROTECTION TOMORROW. RECOVERY TOGETHER.

BEFORE THE STORM
Be Prepared. Reduce Damage.

1. KNOW YOUR PLAN
Review your building's emergency plan.
Know evacuation routes and communication procedures.
2. SECURE YOUR PROPERTY
Secure windows, doors, signage, and loose items.
Bring in outdoor furniture and anything that can become a projectile.
3. PROTECT IMPORTANT DATA
Back up critical data to the cloud or offsite.
Protect important documents in waterproof containers.
4. PROTECT EQUIPMENT & CONTENTS
Move equipment, inventory, and valuables to higher ground.
Unplug non-essential electronics.
5. PREVENT WATER DAMAGE
Locate and test shut-off valves.
Clear drains and gutters.
Check for leaks and address issues now.
6. STOCK ESSENTIAL SUPPLIES
Flashlights, batteries, first aid kit, water, tarps, plastic sheeting, and basic tools.
7. COMMUNICATE
Share your emergency contacts with employees and building management.
Stay informed of updates and alerts.

AFTER THE STORM
Stay Safe. Act Fast. Recover Faster.

1. SAFETY FIRST
Do not re-enter your building until authorities give clearance.
Avoid downed power lines and flooded areas.
2. DOCUMENT THE DAMAGE
Take photos and videos of all visible damage before moving or cleaning anything.
3. REPORT IMMEDIATELY
Notify your building management, insurance company, and call Skywater Restoration right away.
4. MITIGATE WATER DAMAGE
Time is critical. Immediate water removal and drying helps prevent mold, corrosion, and further damage.
5. DRY & DEHUMIDIFY
Professional drying and dehumidification remove hidden moisture and protect your property.
6. PREVENT MOLD GROWTH
Mold can start in as little as 24–48 hours. We quickly mitigate and help prevent mold growth.
7. RESTORE & RECOVER
From cleaning to full restoration, our team helps you get back to business as quickly and safely as possible.

PROFESSIONAL RESTORATION SERVICES
Water Damage Restoration
Structural Drying & Dehumidification
Fire & Smoke Damage Restoration
Mold Remediation
Contents Cleaning & Pack-Out
Emergency Board-Up & Tarping
Full Service Restoration

FAST RESPONSE. EXPERT CARE.
Our IICRC-certified team is on call 24/7/365 to respond immediately and help minimize damage, prevent mold, and restore your property quickly and efficiently.

WE'RE HERE WHEN DISASTER STRIKES.
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24/7/365 EMERGENCY RESPONSE

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After every Disaster is the Dawn.
CGC1510305

Team Recognition

Dawn Archambault

Dawn Archambault
Portfolio Manager

Dawn Archambault joined the Greenacre team in 2021, bringing more than 20 years of combined experience in real estate sales, property management, customer service, and project management.

Dawn manages a portfolio of HOA and Condos utilizing her skillset which is necessary to effectively manage all aspects of her role, including fostering strong relationships with homeowners, vendors, and board members.

Throughout her career, Dawn has worked alongside leaders across a variety of organizations, allowing her to continually expand her knowledge and leadership abilities. She has held leadership roles and remains committed to ongoing professional growth. Dawn attended University of North Carolina at Greensboro and recently earned her CMCA designation. She is currently pursuing her AMS certification. In addition, she is a licensed Real Estate Broker and Florida Notary.

Outside of work, Dawn enjoys spending time at the beach, fine dining, bowling, and making memories with her four boys.

Laura Zimmerman

Laura Zimmerman
Special Projects Coordinator

Laura Zimmerman recently transitioned into the role of Special Projects Coordinator at Greenacre Properties after more than three years with the company's corporate admin team and five years of onsite property management experience. In this new role, she oversees leasing and fining processes while continuing to support operational efficiency as a portfolio manager assistant.

Known by colleagues as professional, hardworking, and a true team player, Laura brings valuable industry knowledge and hands-on experience to the position. She is also a licensed Community Association Manager (CAM), reflecting a strong commitment to the property management field and continued professional growth.

Born and raised in Tampa, Florida, Laura is a proud mom of two who loves boating, thrifting, and soaking up every moment with her family.

Will excess earnings this year impact next year's budget?

When associations are in the throes of budget season, a very common concern is how the current year's excess earnings (or anticipated excess earnings) affect the upcoming budget. The short answer is that there most likely will be no impact. Before expounding on this, a couple of misconceptions about how associations must handle excess earnings are as follows:

Misconception #1: The current year's excess earnings must be offset against next year's budgeted assessments.
Truth: The genesis for this perceived requirement is an oft-cited tax rule (IRS Revenue Ruling 70-604). This tax rule, which has a potential impact on only a small percentage of associations that file the regular corporate tax return (Form 1120), allows associations to defer certain taxable income to a future year by applying the current year excess income against the future year's assessments. Without going into a deep dive on how to interpret this tax rule, the key takeaway is that this is a tax rule, and not a budget rule. Regardless of its tax form or tax strategy, an association is not required to reduce its upcoming budgeted assessments by previous excess earnings.

Misconception #2: The current year excess earnings should be moved to reserves to avoid negative tax implications and to avoid having to reduce next year's budgeted assessments.
Truth: There is no requirement (or tax benefit) to transfer excess earnings to reserves. It may actually end up having an adverse impact on the association if those funds are needed for future unanticipated operating expenses.

Boards must be financially prudent. With the understanding that budgets are a best guess of future events, and that there will always be variances, financial prudence means having excess funds retained in the operating account to handle unanticipated expenses. That said, having too much retained earnings in the operating account can result in negative member sentiment.

To find the "Goldilocks Zone", Boards should adopt a policy that clearly defines the minimum and maximum thresholds of accumulated excess operating earnings that it will retain. If it exceeds the maximum threshold, then, and only then, should the Board reduce the assessments in the upcoming budget by the amount of that excess.

affinityCPA

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affinityCPA, P.A.
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Team Building Events

Board Training Dates

1-Hour CE Courses (HOA Members Only)

June 23, 2026, at 12pm with Matt Kuisle- Healthy, Wealthy & Wise

July 8, 2026, at 12pm with George Root- Open Book: Official Records Protocols

July 14, 2026, at 12pm with Matt Kuisle- Healthy, Wealthy & Wise

August 5, 2026, at 12pm with George Root- Handle Your Bidness: Association Contracts

September 10, 2026, at 12pm with Tiffany Grant- Properly Noticing & Conducting Meetings

September 17, 2026, at 6pm with Tiffany Grant- Official Records

October 12, 2026, at 12pm with Cory Kravit

October 28, 2026, at 12pm with Cory Kravit

1-Hour CEU Courses (Condominiums Members Only)

June 23, 2026, at 12pm with Matt Kuisle- Healthy, Wealthy & Wise
July 14, 2026, at 12pm with Matt Kuisle- Healthy, Wealthy & Wise
September 10, 2026, at 6pm with Tiffany Grant- Properly Noticing & Conducting Meetings
September 17, 2026, at 12pm with Tiffany Grant- Official Records
October 6, 2026, at 12pm with Cory Kravit
November 12, 2026, at 1pm with Cory Kravit
November 19, 2026, at 12pm with Web Melton

4-Hour Board Certification Webinars (HOA and COA Members)

June 20, 2026, at 9am with Tiffany Grant
November 5, 2026, at 12pm with Web Melton
November 13, 2026, at 9am with Aaron Silberman
December 2, 2026, at 11am with George Root

Board Financial Training Webinars with Ixora Horney

July 21, 2026 at 10am
September 22, 2026 at 10am
November 17, 2026 at 10am

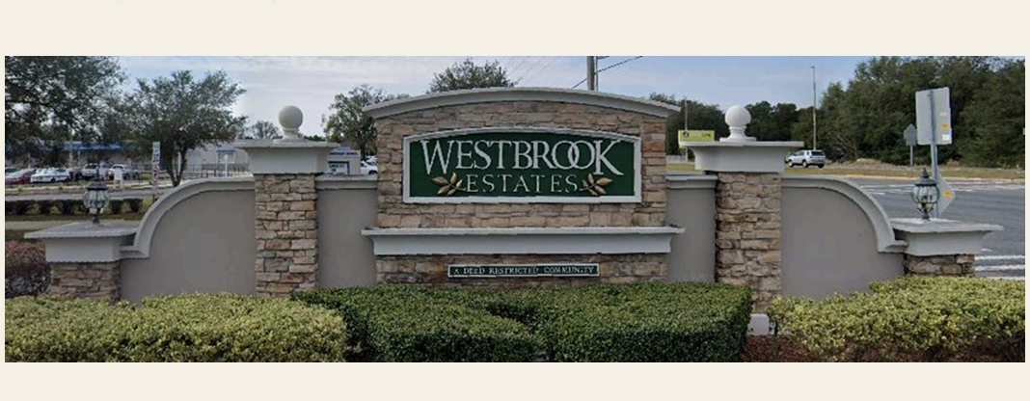
***Please contact Events@greenacre.com for more information!**

Westbrook Estates

Greenacre Properties, Inc. has managed Westbrook Estates HOA since 2012. This upscale community is nestled in the heart of Wesley Chapel. The diverse demographics and long-term residents add to the ambiance and allure of the community. This hidden gem offers residents a sports complex that includes a pool, playgrounds, basketball, tennis, and pickle ball courts as well as miles of sidewalks for the walkers.

The Board of Directors are involved with every aspect of the day-to-day operations in concert with their exceptional PCAM. They are all well versed in Fl Statute, the Governing Documents as well as up to date with required board CE requirements.

This all has positive benefits on the enjoyment of the residents who are appreciative of the board's dedication to involve residents in the community with constant, informative, and relevant communication.



Understanding HOA Borrowing: A Quick Guide for Board Members

As volunteer board members, you wear many hats — and financial stewardship is one of the most important. When large projects arise, borrowing may be the right tool for your community. Here's a plain-language summary of the key concepts, adapted from guidance published by *Western Alliance Bank's Association Banking group*.

How Associations Fund Expenses
Communities typically rely on three financial tools:

- Operating account — day-to-day expenses funded by regular assessments (utilities, landscaping, management fees).
- Reserves — savings built over time for major anticipated expenses like roof replacements or pool resurfacing.
- Financing — borrowing to cover large or unexpected expenses that reserves can't fully absorb, repaid through amortized assessments.

When Do Associations Borrow?
Loans are typically used for capital improvements or deferred maintenance, such as:

- Roof, facade, or siding replacements
- Clubhouse or pool renovations
- Window or balcony replacements
- Elevator, HVAC, or infrastructure upgrades
- Asphalt or concrete repairs

Key Terms Demystified
Association loans work differently from personal mortgages. Here's what board members should know:

No personal liability: Board members who sign loan documents are fulfilling their fiduciary duty — they are not personally liable for the loan. The borrower is the association as a not-for-profit corporation.

No collateral on homes: Unlike a personal mortgage, member properties are not pledged as collateral. The loan is secured by the association's right to collect assessments.

No impact on personal credit: Borrowing does not affect any board member's personal credit score. Lenders evaluate the association's financial health instead.

Delinquency matters: Lenders typically require that no more than 10% of units are 60+ days past due on dues. High delinquency rates should be addressed before applying.

Cost per unit (not LTV): Rather than loan-to-value ratios, lenders look at each owner's share of the loan. A common benchmark: the per-unit loan cost should not exceed 10% of the average unit's market value.

Questions about your community's financial planning? Contact your Greenacre Properties manager — we're here to help your board navigate decisions with confidence.

Source: Western Alliance Bank, *"Understanding Community Association Borrowing Terms"* — westernalliancebancorporation.com

Juniper
DESIGN | BUILD | MAINTAIN

Summer Landscaping Tips

Florida summers bring intense heat, heavy rain, and strong sun exposure, making proper landscape care essential. Choosing heat-tolerant plants and following seasonal maintenance practices can keep your property healthy, colorful, and thriving all summer long.

Water Efficiently

Adjust Mowing Heights

Key Summer Maintenance Tips

- **Water efficiently:** Deep morning irrigation promotes stronger root systems while reducing evaporation and fungal risk.
- **Mulch landscape beds:** A 2–3 inch mulch layer helps regulate soil temperature, retain moisture, and suppress weeds.
- **Adjust mowing heights:** Maintaining slightly taller turf during summer helps reduce heat stress and protects root systems.
- **Monitor nutrients carefully:** Over-fertilizing during peak heat can burn turf and ornamentals; use slow-release products when possible.
- **Inspect for pests and disease:** High humidity increases the risk of fungus, chinch bugs, sod webworms, and other common summer issues.
- **Prune strategically:** Remove dead or damaged growth while avoiding excessive pruning during periods of extreme heat stress.

Consistent maintenance, proper irrigation practices, and selecting heat-adapted plant material are the foundation of a healthy, resilient summer landscape.

Recommended Summer Plant Material

Heat-tolerant annuals and tropicals such as Vinca, Pentas, Lantana, Hibiscus, Crotons, Zinnias, and Bougainvillea perform well in summer conditions due to their drought tolerance, vibrant color retention, and ability to thrive in full sun environments.

Junipercares.com

Our e-mail address is:
Newsletter@Greenacre.com