GREENACRE
PROPERTIES, INC.

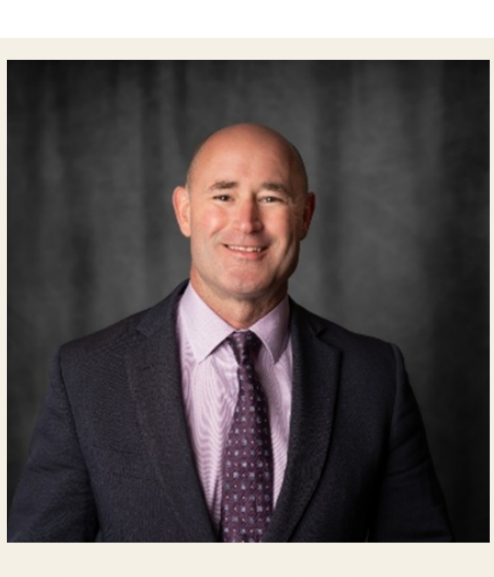
***Proven Experience** Guiding Your Community's Future!*

Welcome New Community Partners

- **Hampton Park Townhome Association, Inc.**
- **The Brownstones Of Soho Homeowners' Association, Inc.**
- **Windance Homeowner's Association, Inc.**
- **Mangrove Point Community Association, Inc.**

Are You Covered? D & O Claims Made Policy Implications

By George Root



George D. Root, III, Esq.
Stockham Law Group, P.A

One of the first things I inquire about when I join a board is whether the entity has Directors and Officers Insurance (D & O). Association board members should have the same concern. Community association board members are volunteers and in this increasingly litigious environment, board members will want to be shielded from liability as much as possible.

Florida community association board members are protected by the business judgment rule and it is very difficult for litigants to pierce the corporate veil. However, community association board members will want protection from D & O policies to provide a defense to the myriad of claims that could trigger D & O coverage and a duty to provide a defense.

Florida Statute § 617.0830 provides the following:

1. *A director shall discharge his or her duties as a director, including his or her duties as a member of a committee:*
    a. *In good faith;*
    b. *With the care an ordinarily prudent person in a like position would exercise under similar circumstances; and*
    c. *In a manner he or she reasonably believes to be in the best interests of the corporation.*
2. *In discharging his or her duties, a director may rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by:*
    a. *One or more officers or employees of the corporation whom the director reasonably believes to be reliable and competent in the matters presented;*
    b. *Legal counsel, public accountants, or other persons as to matters the director reasonably believes are within the persons' professional or expert competence; or*
    c. *A committee of the board of directors of which he or she is not a member if the director reasonably believes the committee merits confidence.*
3. *A director is not acting in good faith if he or she has knowledge concerning the matter in question that makes reliance otherwise permitted by subsection (2) unwarranted.*
4. *A director is not liable for any action taken as a director, or any failure to take any action, if he or she performed the duties of his or her office in compliance with this section.*

One of the unique characteristics of a D & O policy is that it is typically a claims made policy. This means that in order for there to be coverage the claim has to be made during the policy period. Sometimes these policies have tails or extended reporting periods that extend your ability to file a claim under the policy. Claims occurrences falling outside the policy period are generally denied. One way to avoid being denied coverage for a claim outside the policy period is to remain with the carrier so that there is no interruption of coverage. A new carrier could deny a claim if the incidents giving rise to the claim occurred during the prior policy period. You will want to ask for retroactive date options and extended reporting periods to ensure that you have coverage under a claims made policy. You should discuss you policy with your agent and make sure you are covered in the event that someone pursues the association for a D & O policy triggering event.

Team Recognition

Melinda Spall

Melinda Spall
Portfolio Manager

Melinda Spall joined the Greenacre team as a Portfolio Manager in 2021, bringing more than a decade of experience in the environmental field with her. In her previous career, she worked on environmental and sustainability initiatives that took her beyond the traditional office setting in various outdoor environments in the Tampa Bay Area.

Her background in project management, stakeholder engagement, and vendor partnerships made the transition into community association management a natural fit.

Melinda aims to bring a practical and simple approach to community management. She believes that what makes a strong community is clear communication, consistency, and relationship building. Melinda is committed to navigating challenges, finding workable solutions, and supporting the long-term stability of the communities she manages. She enjoys that not one day or even community or Board is the same— working with the wide range of perspectives and personalities that come with homeowners and board members is part of what makes the job both challenging and rewarding.

Melinda is a Tampa Bay native and outside of work, you'll most likely find her spending time with her partner, friends and family, mostly outdoors— paddling on the water, biking around town, hiking a new trail, camping under the stars, or planning the next travel adventure.

Thank you, Melinda, for your hard work and dedication to the Greenacre team. We appreciate your contributions and look forward to continuing to work together and to the bright future ahead for you at Greenacre Properties.

Mandi Fuglesang

Mandi Fuglesang
Vice President of Operations

Mandi Fuglesang was recently promoted to Vice President of Operations, recognizing over ten years of dedication, leadership, and steady growth within Greenacre Properties, Inc. Mandi is a Florida native who has built her career through hard work, loyalty, and a deep commitment to the people and communities the company serves.

Mandi began her journey with Greenacre as a receptionist, quickly proving herself to be dependable, organized, and eager to learn. She advanced into an administrative role and later became a key part of Greenacre Management Systems (GMS) in Human Resources, where she played an important role in supporting team members and helping the company grow. Her ability to understand operations from the ground up has given her a unique perspective that she now brings to her role as Vice President of Operations.
Outside of work, Mandi enjoys spending time with her wife, Ashley, whom she has been married to for seven years, and their dog, Bruno. She loves fine dining, attending concerts, and is passionate about Olympic weightlifting, a hobby that reflects her discipline and determination both personally and professionally.
Mandi's promotion reflects not only her experience, but also the trust and respect she has earned throughout the organization. She is known for her strong work ethic, positive attitude, and commitment to the Greenacre team!

Lorie Kalinkiewicz

Lorie Kalinkiewicz
Executive Administrator

January marked Lorie Kalinkiewicz' s 24th anniversary with Greenacre Properties. She started her career path in our Accounting Department as an Accounts Receivable and Accounts Payable Specialist. After 13 years she transitioned to the Administrative Department as an Administrative Assistant and Records Coordinator. She then received her CAM license and became an Assistant Community Manager. In 2025 she transitioned to the Executive Administrator position.

Lorie is a Tampa native, a proud wife, and the mother of a fun and energetic 3-year-old. She enjoys spending time with her family, exploring new parks, and making the most of everything the Tampa area has to offer. Family is at the center of her life, and she loves the adventure that comes with being a dedicated mom. Lorie is a valued member and works closely with the leadership team to ensure that GPI runs smoothly.

Spring Maintenance & Capital Projects

Key Accounting Priorities

As spring arrives, many associations see an increase in maintenance work and capital improvement projects. This busy season is the ideal time to review your financial plan and make sure projects are handled strategically and in line with the association's budget and reserve funding plan.

Spring Walkthrough
Schedule an early spring property inspection with your board and community manager to identify needed repairs, preventive maintenance, and potential capital projects. Document all findings with photos, notes, and preliminary cost estimates. A thorough walkthrough helps avoid surprises later in the year and allows the association to plan financially before work begins.

Competitive Bidding
Whenever possible, obtain at least two qualified bids for each project. Competitive pricing helps ensure the association receives fair market value and demonstrates good financial stewardship. Be sure proposals clearly outline the scope of work so bids can be compared accurately.

Funding Considerations
Confirm whether the planned work was included in the current operating budget or reserve schedule. If the project was not budgeted, the board should determine the most appropriate funding source. This may include using reserve funds (if the project qualifies), adjusting future spending, phasing the project over time, or considering a special assessment if necessary. Reviewing funding options early helps avoid last-minute financial strain.

Update Your Reserve Study
Spring projects provide valuable real-world cost data. If your community completes capital improvements, use this opportunity to update the relevant components in your reserve study. Actual contractor bids, invoices, and observed conditions help ensure future reserve funding recommendations are accurate and defensible. Keeping the reserve study current also makes it easier to communicate the association's financial position to homeowners.

Strong Planning Builds Strong Communities
Proactive planning, careful cost tracking, and clear communication with owners help protect the association's financial health. Taking the time to review projects, confirm funding, and document costs not only keeps the budget on track, but also builds confidence among homeowners that their community is being managed responsibly.

Team Building Events

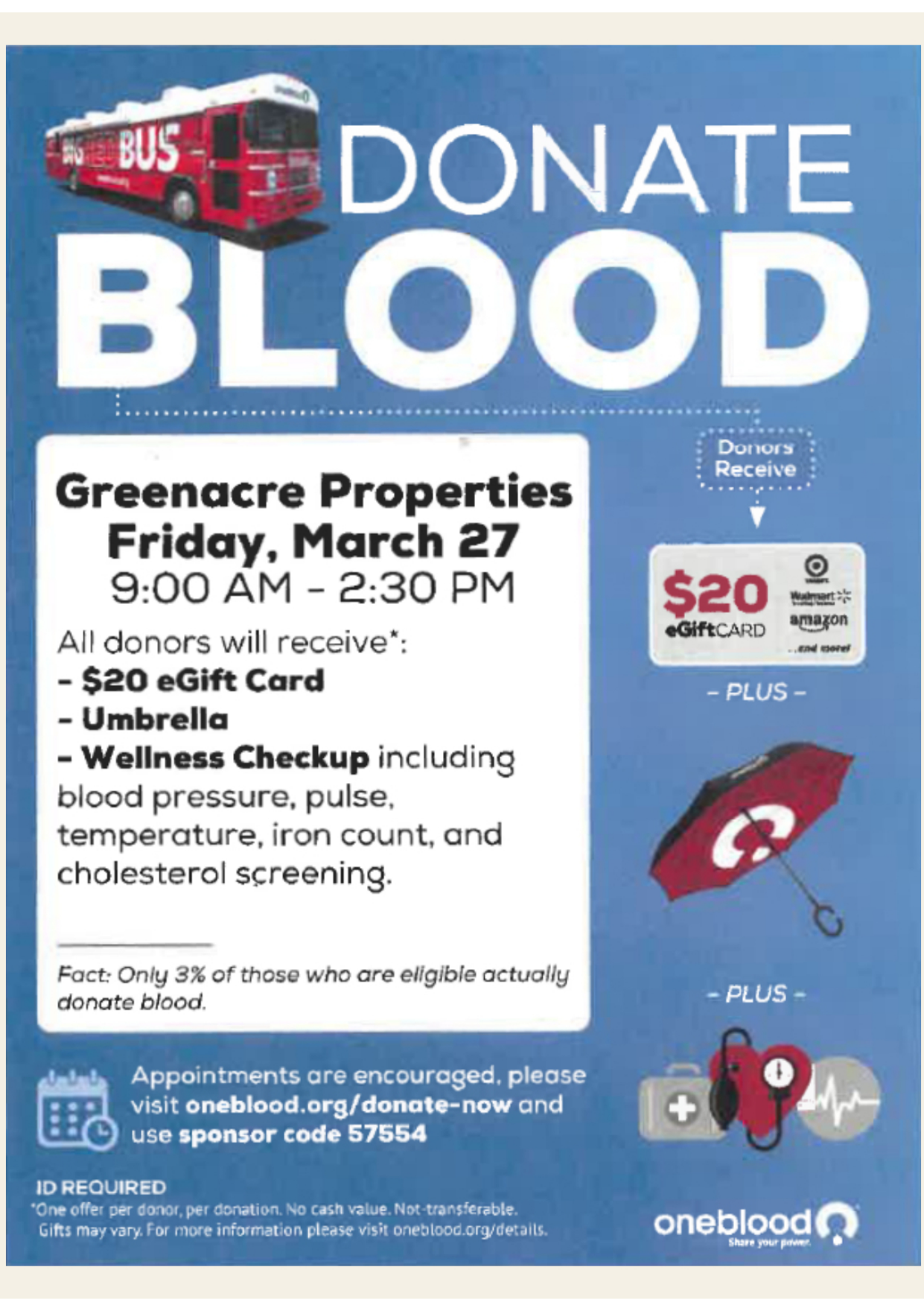
Board Training Dates

1-Hour CE Courses (HOA Members Only)
April 7, 2026, at 6pm with George Root

4-Hour Board CEU Courses (HOA and COA Members)
April 16, 2026, at 5pm with Bush Ross, P.A.

Board Financial Training Webinars with Ixora Horney
March 31, 2026 at 10am
May 19, 2026 at 10am
July 21, 2026 at 10am
September 22, 2026 at 10am
November 17, 2026 at 10am

Big Red Bus Blood Donation Information


BIG RED BUS
Donors Receive
$20 eGift CARD
Walmart
amazon
...and more!
- PLUS -
- PLUS -
oneblood

DONATE BLOOD

Greenacre Properties
Friday, March 27
9:00 AM - 2:30 PM

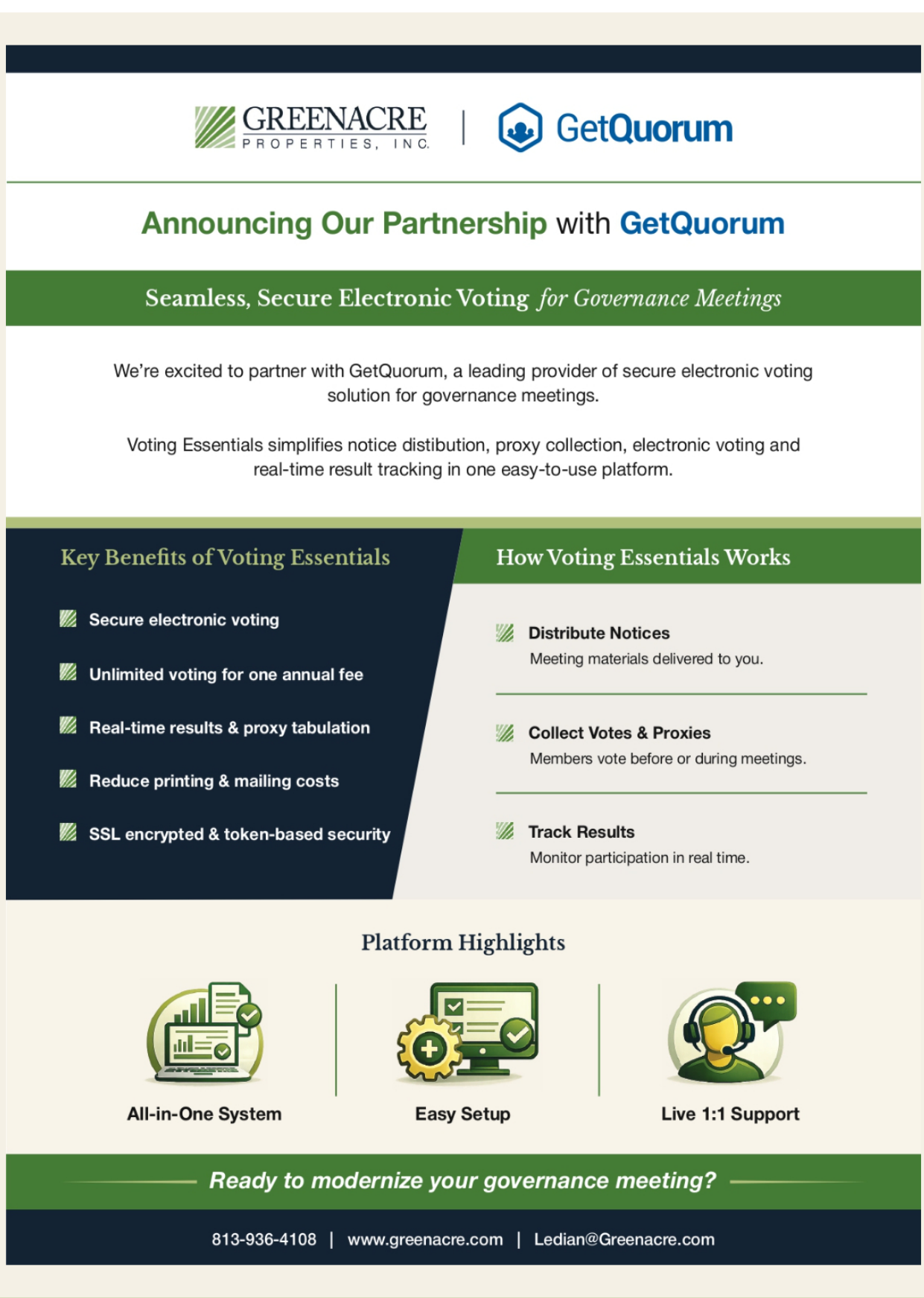
All donors will receive*:
- **$20 eGift Card**
- **Umbrella**
- **Wellness Checkup** including blood pressure, pulse, temperature, iron count, and cholesterol screening.

Fact: Only 3% of those who are eligible actually donate blood.

Appointments are encouraged, please visit **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.

Announcing Our Partnership with GetQuorum


GREENACRE PROPERTIES, INC.
GetQuorum

Announcing Our Partnership with GetQuorum

Seamless, Secure Electronic Voting *for Governance Meetings*

We're excited to partner with GetQuorum, a leading provider of secure electronic voting solution for governance meetings.

Voting Essentials simplifies notice distibution, proxy collection, electronic voting and real-time result tracking in one easy-to-use platform.

Key Benefits of Voting Essentials
- Secure electronic voting
- Unlimited voting for one annual fee
- Real-time results & proxy tabulation
- Reduce printing & mailing costs
- SSL encrypted & token-based security

How Voting Essentials Works
- **Distribute Notices**
  Meeting materials delivered to you.
- **Collect Votes & Proxies**
  Members vote before or during meetings.
- **Track Results**
  Monitor participation in real time.

Platform Highlights
All-in-One System
Easy Setup
Live 1:1 Support

Ready to modernize your governance meeting?

813-936-4108 | www.greenacre.com | Ledian@Greenacre.com

Community Spotlight

The Victory Lofts at Channelside Condominium Association

Located in Tampa's vibrant Channelside District, The Victory Lofts offers a unique urban living experience with spacious loft-style residences, open floor plans, high ceilings, and large windows that complement the energy of downtown Tampa.

Residents enjoy being steps from Sparkman Wharf, Amalie Arena, Water Street Tampa, and the Tampa Riverwalk, providing convenient access to dining, entertainment, and waterfront attractions in one of the city's most dynamic neighborhoods.

The association has also taken proactive steps to ensure the long-term safety and financial stability of the community. The board recently partnered with a licensed engineer and contractor to complete the required Milestone Inspections and Structural Integrity Reserve Study (SIRS), demonstrating a strong commitment to complying with Florida's evolving condominium safety laws. Working closely with management, legal counsel, engineers, and financial professionals, the board continues to stay ahead of new state regulations while implementing best practices that support the long-term health of the property.

The Victory Lofts is also recognized for how well the property is maintained and the respect shown toward its on-site team, creating a professional and positive environment for both residents and staff.

Through strong leadership and responsible stewardship, The Victory Lofts continues to stand out as a well-managed and thriving community in Channelside.

JNR
Landscape Management LLC

Spring cleanup

Lawn Services
During that first spring mow the blades need to be extremely sharp. This makes a big difference to the overall health and growth of the turf. The fertilization needs to include broadleaf weed control and insecticide application. Leaves need to be picked up (not blown to the turf) prior to the mulching of the beds. This will help the soil to keep the humidity and suppress the weeds.

Shrubs need to be pruned and frost damage removed. Some shrubs can be rejuvenated (hard prune), some will need to be replaced. Always ask for an initial fertilization when installing plant material. This will help in their development. And don't forget about you annuals. Make sure they are installed at the right time using soil amendments so they bloom more and showcase your property.

Tree Services
Trees are the natural highlights of your landscape. Make sure you don't forget about them. Routine pruning, trimming, and health assessments should be follow to promote strong growth and prevent potential hazards. Whether you need tree removal or emergency care, we bring the expertise and precision needed to protect your property's natural beauty.

Irrigation Services
Efficient irrigation is key to sustainable landscape management. Make sure your landscape vendor provides you with an irrigation report that takes in consideration the drought we are currently going through. Where you can, add cycle soak for better percolation. Add more drip (as drip is not regulated under the county water restrictions.)

Landscape Design and Installations
Have your vendor provide you with landscape designs and installation services that work with the Fl weather. We work closely with you to craft a personalized computer design that balances beauty, functionality, and sustainability. Make sure the ideal mix of flora to integrating hardscape elements like pathways and patios is followed. The right plant for the right place and soil. Some like acidic soils, some don't. Some like it on the dry side and some don't make sure you are not mixing these together.

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