



GREENACRE PROPERTIES LEADERSHIP UPDATE



I am pleased to announce that **Jamie Bryan** has assumed the role of **Chief Executive Officer of Greenacre Properties**.

During the past six years, Jamie has demonstrated exemplary leadership, guiding our organization through significant growth and continued success. In this new capacity, Jamie will be responsible for overseeing all operations, teams, and strategic initiatives as we advance into the next chapter of our company's development.

Jamie's dedication, strategic vision, and steadfast commitment to our employees and clients have been instrumental in establishing Greenacre Properties as a premier management company in Florida. I am fully confident in Jamie's ability to lead the organization forward with excellence.

I remain actively involved with Jamie and the entire team, and have no plans to step away. I will continue to serve in my capacity as owner and ongoing supporter of the organization.

Please join me in extending your congratulations to Jamie on this well-deserved achievement.

Ryan Greenacre

HOLIDAY HOURS

Greenacre Properties

will be closed

for the holidays on the following dates.

- Wednesday, November 26 - Friday, November 28
- Wednesday, December 24 - Friday, December 26
- Wednesday, December 31 - Friday January 2

Happy Holidays!

Celebrating Our Veterans

HONORING JANET MACNEALY



As we recognize the service and sacrifice of our nation's Veterans, we are proud to highlight one of our own—Janet Macnealy, Senior Vice President of Management Operations and a dedicated member of the Greenacre team for more than 22 years.

Janet is a proud Veteran of the United States Air Force, having served at Castle Air Force Base from 1987 to 1991. During her service, she earned several honors, including the USAF NCO PME Graduate Ribbon, National Defense Service Medal, Training Ribbon, Outstanding Unit Award, and the Air Force Good Conduct Medal.

Janet describes her time in the military as both rewarding and an honor, noting that the experience shaped her deeply both personally and professionally. She has also maintained close friendships with her fellow service members, reflecting the lasting bonds formed during her years of service. Outside of her professional and military achievements, Janet is the proud mother of three adult children and grandmother to three grandchildren—with a fourth joyfully on the way.

We are grateful for Janet's service to our country and her continued dedication to our organization. Please join us in celebrating her contributions and honoring all who have served.



IMPACT OF FLORIDA OPEN CARRY LAW ON COMMUNITY ASSOCIATIONS

DAN GREENBERG, ESQ. PARTNER, GREENBURG NIKOLOFF, PA

Background on Florida Firearms Law

In the ever-changing landscape of community associations, safety has become a paramount universal concern. In Florida specifically, associations have long grappled with the state's fierce protection of gun rights versus the community's desire to avoid violent or threatening behavior. While it has long been accepted that associations cannot regulate the possession of firearms within private residences or vehicles, associations generally have been able to rely on similarly longstanding protections against residents openly displaying their firearms while in public view. The peace of mind quickly evaporated when the First District Court of Appeals ruled that Florida's long-standing 1987 ban on open carry was unconstitutional. With that decision, beginning September 25, 2025, lawful Florida gun owners were permitted to openly carry firearms. However, even with this decision, gun owners must continue to comply with other state and federal firearm laws, and firearms remain prohibited in certain locations, including schools, government buildings, courthouses, and law enforcement facilities. Relative to associations, the decision arguably does not alter a private property owner's right under Florida Statute §790.25 to prohibit the open carry of firearms on such private property.

Applicability to Condominium and Homeowners Associations

Community associations in Florida, whether governed by Chapter 718 (Condominium Act) or Chapter 720 (Homeowners' Association Act), typically own and control common property for the collective benefit of their members. These common areas are considered private property, not public accommodations. Accordingly, associations function similarly to private landlords and retain the right to regulate activities on their property, including firearm possession, pursuant to §790.25. This typically includes clubhouses, pools, fitness centers, meeting rooms, and other recreational and common areas. Arguably, this right extends to prohibiting the concealed carry of firearms as well, as the courts have not tangibly distinguished between a private property owner's right to regulate either open or concealed carry. However, such authority does not extend to prohibiting homeowners from possessing or storing firearms within their private residences or vehicles, where the constitutional right to keep arms for defense remains paramount. That said, it is likely that an association can prohibit the discharge of firearms on a private lot in any scenario other than self-defense.

Governing Documents and Rule-Making Authority

Most governing documents empower the Board to adopt reasonable rules and regulations for the safety, welfare, and orderly use of the common areas. Further, §720.304 and §718.123 of the Florida statutes provide HOAs and condos, respectively, the authority to promulgate reasonable rules and regulations governing the common areas and facilities. Under that authority, the Board may adopt a rule prohibiting the open carry of firearms on common areas and within association-owned facilities. Generally, association rules must be reasonable, meaning that are rationally related to the promotion of legitimate association interest, and not in conflict with statute or the recorded governing documents. An open carry prohibition clearly satisfies this interest, as there is no rational purpose for a resident or guest to be open carrying a firearm on association property, while the membership has a strong vested interest against such behavior.

Liability, Enforcement, and Practical Considerations

If the Association chooses to prohibit firearms in common areas, it must also consider the implications for enforcement and liability:

- **Signage:** Post clear notices at the entrance of buildings or facilities where weapons are prohibited, and at the entrance of the community if there is a general common area prohibition.
- **Enforcement:** If a person is found to be carrying a firearm in violation of the rule, the individual should be asked to leave the premises. If they refuse, contact law enforcement immediately. Do not attempt to physically enforce the rule. Violators may be subject to felony trespass charges.
- **Insurance:** Review insurance policies to ensure adequate coverage for incidents involving firearms, whether permitted or prohibited.
- **Communication:** Clearly communicate the rule's purpose and scope to residents to reduce conflict and ensure compliance.
- **Liability Considerations:** Although there is no clear guidance on this issue, associations must be aware of the risk of liability arising from either permitting or prohibiting firearms. While an open carry prohibition may not carry such risk, a complete ban on firearms on the common areas could be used against an association if an incident occurs where a resident is not able to defend themselves with a firearm due to compliance with the association's rule. Conversely, it is imaginable that an association could be sued for allowing firearms on common areas if an incident occurs that ostensibly would have been avoided by compliance with a firearm prohibition.

Conclusion

This topic is sure to spur much conversation and debate among lawmakers, attorneys and associations in the coming years, with additional court cases and statutes likely. In the meantime, the above analysis is intended to provide a framework for the associations to begin to tackle this important issue. It is certainly understandable that boards desire to prohibit, at a minimum, the open carry of firearms at board meetings and other official community functions, as such behavior may have a chilling effect on speech and participation. It follows that such prohibitions make sense for the use of amenities, as the open display of a firearm serves no discernable purpose in such settings. Each community, however, may appeal to its members' sensibilities about this issue, and boards may consider broaching the topic at upcoming meetings in order to determine the best course of action and breadth of such rules for their particular association. Please be sure to consult with association legal counsel to determine the best path forward for your community to address this critical issue.

THE GROVES GOLF & COUNTRY CLUB MASTER ASSOCIATION

COMMUNITY SPOTLIGHT



The Groves Golf & Country Club is an active adult 55+ community located just minutes north of Tampa in Land O' Lakes, Florida, comprising 755 homes. This well-established gated community operates as both a Community Development District and Homeowners' Association.

The community features a 15,000-square-foot Clubhouse and Civic Center, an 18-hole golf course, a 120,000 gallon heated saltwater pool/spa, tennis and pickle ball courts, shuffleboard, and bocce ball, providing residents with resort-style amenities right at their doorstep. The golf course was designed with nature's best interests in mind, by Gary Koch a professional golfer, Sportscaster, and 2012 Florida Sports Hall of Fame inductee. Surrounded by two hundred acres of conservation wetlands, the course spans 4,000 yards with a par of sixty-six.

One of the key benefits of living at The Groves is the low-maintenance lifestyle provided by the HOA. The Homeowners' Association takes care of all lawn maintenance, giving residents more time to enjoy the community's active social calendar. Residents can participate in activities including bingo, card games, Karaoke Night and much more. It even has access to a Social and Travel Club along with a bistro, The Turn Bar and Grill.

The Groves Administrative Offices are located in the Clubhouse at 7924 Melogold Circle and are open Monday through Friday from 8:00 AM to 4:00 PM. The convenient location puts residents within 35 minutes of downtown Tampa and approximately 40 minutes from Tampa International Airport, offering easy access to urban amenities while maintaining a peaceful, nature-focused setting.

The Groves prides itself in having a tight-knit, resolute team. The HOA is led by its Board of Directors, consisting of five dedicated members, the CAM, Tom Sholl, supported by his Assistant Loretta Kessler, and Pro Shop Manager, Randy Kessler.

- **Tom Sholl** has 37 years of industry experience and is now in his seventh year at the Groves.
- **Randy Kessler** joined six years ago as a Pro Shop Attendant and was promoted to Pro Shop Manager in March 2025.
- **Loretta Kessler** is in her fifth year and has over 27 years of professional expertise.

All involved share a dedication that makes The Groves a truly special place to live and work.



UPCOMING ASSESSMENT COUPONS

As we approach the new fiscal year, we want to remind you that assessment coupons will be arriving soon for all homeowners. These coupons are essential for ensuring timely and accurate payment processing.

Please encourage residents to follow the payment instructions carefully to avoid delays or late fees. Here's an overview of the available payment methods:

Payment Options Available

1. By Check

Mail checks with the remittance coupon to: **Association Name Association Inc.** P.O. Box 621805 Orlando, FL 32862-1805 (Note: Payments sent to Greenacre Properties may be delayed.)

2. Online Bill Pay (Owner-Initiated)

Ensure the payment initiation date allows for timely delivery.

- **Payee:** Association Name Association Inc.
- **Memo/Account Number:** [Homeowner's Account Number]
- **Address:** Same as above

3. Online Payments via Greenacre Portal Visit www.greenacre.com and select **Make Payment**.

- **Credit/Debit Card:** 3.99% fee
- **E-Check:** \$2.99 fee
- **Auto Draft:** \$2.99 fee (No action needed if already enrolled)

Important Reminders:

- Homeowners using recurring payments must update the assessment amount if it has changed.
- Auto Draft users will have their payment amount automatically adjusted.

For questions, homeowners can contact the association AR Specialist at ARteam@greenacre.com or call **813-600-1100 ext. 310**.



ELECTRONIC AND ONLINE VOTING

H. WEB MELTON III ESQ., BUSH ROSS P.A.



Electronic voting in condominiums and HOAs began in 2015 with the enactment of Florida Statutes §§718.128 (Condos) and 720.317 (HOAs).

These statutes do not mandate electronic voting. Instead, they create a framework permitting boards to implement it if they choose. Participation is voluntary for both associations and owners. An owner may continue to vote using traditional methods unless they choose to vote electronically. Many associations opt not to implement online voting because it creates two separate systems for notice and voting. However, for others, the convenience of electronic voting outweighs the administrative complexity.

Board Resolution

To establish electronic voting, the board of directors must adopt a formal resolution. This resolution must: (1) Provide that owners will receive notice and the opportunity to vote through an online voting system, (2) Establish reasonable procedures and deadlines for obtaining owner consent and (3) Set procedures and deadlines for owners to revoke consent or opt out after choosing to vote electronically. For HOAs, at least 14 days' posted notice is required before the board meeting at which the electronic voting resolution will be considered.

Owner Consent

Participation in electronic voting is voluntary. Each owner must provide written consent to vote electronically, which may be revoked at any time before the voting deadline. A form should be utilized for the owner to sign up for electronic voting.

Electronic Voting Requirements

The electronic voting platform must: (1) Authenticate the identity of each owner, (2) Provide a mechanism to cast and confirm the owner's vote, (3) Protect against vote tampering or alteration, (4) Maintain an electronic record of each vote for at least one year, and (5) Generate a record suitable for recounts.

Owners who choose to vote electronically must receive notice and voting instructions at least 14 days in advance. For condominiums, the use of electronic voting must also be disclosed in the first election notice.

Several companies offer electronic voting platforms that help ensure statutory compliance and often provide model documents, including the required board resolution and owner consent forms.

Condominium Email Balloting -- NEW LAW

Effective July 1, 2025, if a condominium association does not implement electronic voting, it must accept ballots submitted by email to an email address designated by the association. Under Fla. Stat. §718.128(7), emailed ballots must include the owner's name, unit number, and a statutory notice waiving the right to cast a secret ballot in condominium elections.

TRANSITION TO AVIDXCHANGE FOR VENDOR PAYMENTS

We're excited to announce a major enhancement to our accounts payable operations: Greenacre has partnered with AvidXchange, a leading provider of automated payment solutions. This transition will streamline how we pay service providers, improving both security and efficiency.

AvidXchange brings over 25 years of experience in automating invoice and payment workflows. In 2024 alone, they processed over 79 million transactions across a network of 1.3+ million suppliers. Their platform ensures fast, secure, and reliable payments while allowing vendors to choose the payment method that they prefer.

What Stays the Same

- Invoice Approval Process: Managers and Boards will continue approving invoices in Vantaca as usual.
- Payment Frequency: Payments will still be processed daily by our accounting team.

What's Changing

- Payment Processing: Once an invoice is marked "Paid" in Van-

taca, AvidXchange will withdraw funds and pay the vendor using their preferred method. Payments will appear on bank statements labeled as AvidPay.

Vendor Payment Options

Vendors can choose from:

- MasterCard: One-time virtual card, delivered via email within one business day.
- AvidPay Direct: Enhanced direct deposit with remittance details, delivered within three business days.
- Check: Mailed via USPS within 7–10 business days from Jacksonville, FL.

Vendor Support

Vendors can track payments in real time via the AvidXchange Supplier Hub.



GREENACRE TEAM BUILDING

Jamie Tampa Bay Business Journal 40 under 40



Admin Outing – Candle Pour



CEO-MC Retreat

FOOD PANTRY VOLUNTEERING



GREENACRE TEAM BUILDING

Halloween



TMI Meetings



GREENACRE TEAM BUILDING

Humane Society Volunteering



Vantaca Vision Conference – San Antonio

