



## Legal Update

### Educational Requirements

#### Homeowners' Association Board Education - Section 720.3033, Florida Statutes

1. Within 90 days of being elected or appointed, new directors must complete an approved board certification course.
2. If the Association has fewer than 2,500 parcels, directors must complete 4 hours of continuing education annually and if the Association has more than 2,500 parcels, directors must complete 8 hours of continuing education annually.
3. Any director who fails to timely comply is suspended from the Board until they comply.
4. Must complete this certification every 4 years if serving continuously. The certificate is valid for 4 years.

#### Condominium Association Board Education - Section 718.112, Florida Statutes

1. Within 90 days of being elected or appointed, new directors must complete a 4-hour division approved educational course and certify that they have read and understand the governing documents. For any directors elected or appointed prior to July 1, 2024, the course must be completed by June 30, 2025.
2. Each year, directors must take a 1-hour legal update course from a division approved educational provider.
3. Any director who fails to timely comply are suspended from the Board until they comply.
4. Must complete this certification every 7 years if serving continuously.

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### Greenacre Properties Friday, March 28 9:00 AM - 2:30 PM

All donors receive\*:  
**- \$20 eGift Card**  
**- OneBlood T-Shirt**  
**- 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](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).

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# Greenacre Properties

## 2025 Board Training Schedule

### 2-HOUR BOARD CERTIFICATION WEBINARS

#### *HOA Members Only*

April 8 at 6pm with Web Melton

July 10 at 6pm with Kathleen Reres (Legal Update)

August 19 at 6pm with George Root (Legal Update)

### 4-HOUR BOARD CERTIFICATION WEBINARS

#### *HOA and COA Members*

May 3 at 9am with Brian Bowles

### BOARD WEBINARS WITH INDUSTRY EXPERTS

#### **Insurance with Doug Dierdorf of The Baldwin Group**

May 8 at 6pm

#### **Landscaping with Shane Wumkes of Fieldstone**

June 12 at 6pm

#### **Accounting with Gerald Appleby of Marsocci, Appleby & Co.**

July 29 at 6pm

### BOARD FINANCIAL TRAINING WEBINARS

#### *With Ixora Horney*

May 20 at 10am

July 24 at 10am

September 9 at 10am

November 20 at 10am

### BOARD VANTACA TRAINING WEBINARS

#### *With Lizzie Callaway*

June 24 at 6pm

November 6 at 6pm

Please contact [Events@greenacre.com](mailto:Events@greenacre.com)  
for more information

# Corporate Transparency Act (CTA) Update

## What and how it affects Associations

The Corporate Transparency Act (CTA) is a law that requires businesses to report certain information on anyone meeting the beneficial ownership interest (BOI) definition. The purpose of the CTA is to detect, prevent, and punish terrorism, money laundering, and other misconduct carried out by business entities.

Originally, the US Treasury Department said that, except for rare instances, community associations (i.e., HOAs, condominiums, and cooperatives) meet the reporting company definition and, therefore, must report its beneficial owners. Board members were considered beneficial owners and there were substantial penalties for associations who did not comply by the January 1, 2025, deadline.

Then, for anyone who followed this dizzying display of court decisions, over the course of a few months, there were several rulings that went back and forth on the enforcement of the BOI reporting requirements. In the most recent statement by the US Treasury Department, the CTA and its BOI reporting requirements will no longer be in effect for US citizens or domestic companies, meaning that community associations are not, and will not be, required to report any information on their Board members.

If you were one of the associations that did happen to complete the reporting of your Board members, there's no need to do anything further; if you didn't report, but feel compelled to do so (voluntarily) you are free to do that as well; or if you didn't report, and have no intention of reporting, which is probably the vast majority of associations, it doesn't look like you will ever need to do so.

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# Preparing your Landscape for Spring

March 3, 2025



## Step 1 –

Start with a thorough cleanup by removing fallen leaves, branches, and dead or declining plants. Cut back shrubs and spent blooms on perennials to encourage new plant growth.



## Step 2 –

Inspect your irrigation system to make sure there are no clogged nozzles and that landscaped areas are receiving proper head-to-head coverage. Next you will want to set your controller for proper watering times in accordance with current weather conditions, while adhering to all county water restrictions and guidelines.



## Step 3 –

Take soil samples and send for analysis to determine current nutrient levels. This will help to ensure fertilizers with the proper blend are chosen. Use slow-release fertilizers to provide prolonged and steady nourishment. Apply pre-emergent herbicide to help prevent new weeds from germinating. Obey all state and local ordinances and plan around blackout periods.



## Step 4 –

Spring is the perfect time to refresh your landscape with seasonal color and to replace dead or declining plants removed during cleanup. Enhance community entrances with colorful annual beds. Try to incorporate Florida friendly plants where possible such as lantana and muhly grass. Florida friendly plants are more tolerant to the climate, are more drought tolerant, and require less water throughout the year.



## Step 5 –

Now is the time to pick a mulch color and type. Pine nuggets, red mulch, golden cypress, cocoa, etc. Install mulch 2" to 3" inches in depth to help retain soil moisture and to help prevent weed growth. A nice layer of mulch gives your landscape a nice, finished appearance!

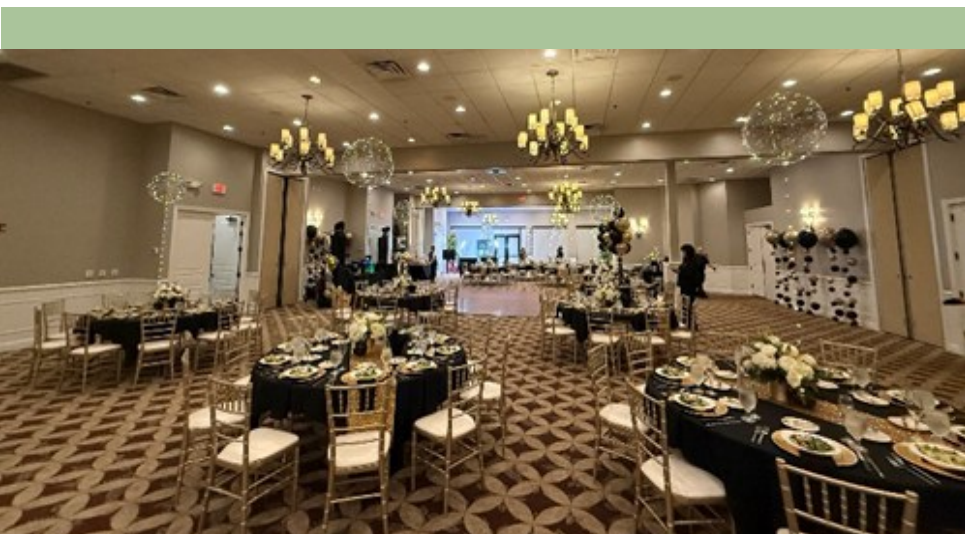
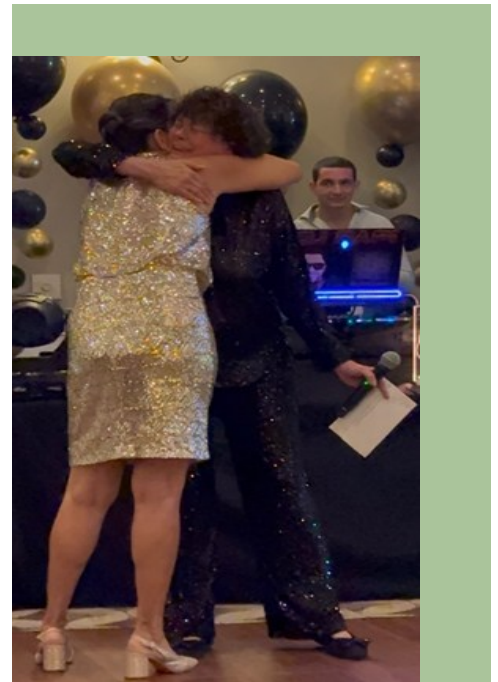
# Greenacre Properties

## Team Events

Pictured first is a group of our team members volunteering at the Community Food Pantry. This wonderful organization located right here in Carrollwood helps feed nearly 80,000 people annually, and we were honored to be able to serve over 100 families before the Thanksgiving holiday last year!

The second photo shows one of our HR staff members receiving recognition for her 35<sup>th</sup> Anniversary of work at Greenacre. We celebrate these milestones at our annual holiday party each year, which is also pictured below. One of our greatest strengths is our amazing staff and their longevity with the company.

In the last photo, our Leadership Team is shown at the Tampa Managers Institute (TMI) luncheon last month. TMI is dedicated to empowering Tampa Bay's community association managers through high-quality educational events. Our team thoroughly enjoys being a part of community organizations such as this since continuing education and industry involvement are incredibly important to us.



## TEAM MEMBER SPOTLIGHT • RHONDA BLAKEMAN



**Rhonda Blakeman** joined Greenacre Properties, Inc. in 2023 as a **Senior Level Community Association Manager** and was recently promoted to the **Vice President of Management Operations**. With over **30 years of experience** in property management, Rhonda's career is defined by dedication, hard work, and a passion for hospitality.

She began in the **hotel industry**, where she developed a deep appreciation for exceptional service and client care. Transitioning to **association management**, she steadily advanced within the field, earning key industry credentials, including **Florida Licensed Community Association Manager (LCAM)**, **Certified Manager of Community Associations (CMCA)**, and **Association Management Specialist (AMS)**.

Rhonda's leadership is driven by her commitment to excellence and ability to build meaningful connections. Beyond her professional life, she is a passionate advocate for **animal welfare**, supporting organizations dedicated to protecting and caring for animals. She is also the proud dog mom of a **retired racing Greyhound**. In her free time, Rhonda enjoys **traveling, exploring new destinations, and cherishing moments with friends and family**.

## TEAM MEMBER SPOTLIGHT • MANDI FUGLESANG and JENNIFER HUNT



Mandi and Jennifer are both a part of Greenacre's corporate team. Mandi started her career as our receptionist in 2015 and is celebrating her 10<sup>th</sup> anniversary of employment at Greenacre this May! Mandi currently works in a Human Resources role, administering Greenacre Management Systems, an important facet of GPI. Born and raised in Tampa, she loves exploring the city and enjoys spending time outdoors with her wife Ashely and dog Bruno.

Jennifer began her career as an Accounts Payable specialist in 2020. Her experience in the accounting department lent itself well to her transition to her current role as our Billing and Insurance Coordinator. In her free time, Jennifer enjoys spending time with her family, trying new restaurants and breweries, and being a devoted mom to her two boys. She and Mandi work closely together to ensure that GPI runs smoothly and are both valued members of our team!

## Welcome to our New Community Partners!



- ⇒ Spyglass at Fox Hollow Homeowners Association, Inc.
- ⇒ Andover Homeowners Association, Inc.
- ⇒ The Gardens at Seven Hills Homeowners Association, Inc.
- ⇒ Kings Lake Neighborhood Association, Inc.
- ⇒ PIMLICO Homeowners Association, Inc.
- ⇒ Andalucia Master Association, Inc.
- ⇒ Sago Point Homeowners Association, Inc.

## RIVER HILLS COMMUNITY HOA INC.



River Hills, established in 1988, is a private, gated, and manned community in Valrico, Florida, just 25 minutes from Downtown Tampa and 15 minutes from Brandon. Nestled around the River Hills Country Club and golf course, the community features 1,160 single-family homes, ranging from 1,500 to over 6,000 square feet.

Bordering a Hillsborough County environmental conservation area, River Hills offers scenic common spaces, including a walking trail, lakes, parks, and a playground. These shared amenities provide residents with a peaceful and nature-rich environment.

River Hills has been a valued community partner of Greenacre Properties, Inc. since 2010. It is managed by Community Manager Brenda Annett, a dedicated Greenacre team member for over 15 years.

