

# How Palmira Works

April 6, 2011

## Palmira Residents

Each “door” at Palmira pays annual association dues, typically collected quarterly.

- A portion of those dues go to the Palmira MHOA to support community functions and facilities and to pay for each resident’s Renaissance Center membership.

Association dues are the sole source of funds for projects and activities authorized by the MHOA.

The **Palmira Master Homeowners Association** is led by a **Board of Directors** made up of representatives from the individual neighborhood associations within Palmira. A property management service is employed for facilities and common area management

### **Palmira Master Homeowners Association (MHOA)**

Responsibilities include:

- Common area care & landscaping
- Architectural Standards Compliance
- Streets & Roads
- Community safety & security
- Contracting for common services, e.g., garbage collection, cable TV
- Renaissance Center
- Managing lease of RCC from Golf Club
- Village Grill
- Tennis Facilities
- Pools
- Community Events
- Requests for Amenity Enhancements, i.e., capital improvements

- And a portion goes to each residents local neighborhood association

Individual neighborhood associations are led by a **Board of Directors** elected by the residents of that neighborhood

### **Individual Neighborhood Associations**

Responsibilities include:

- Common area care & landscaping
- Neighborhood Clubhouses & pools, if any
- Architectural standards compliance
- Neighborhood representation on the MHOA



## Golf Club Members

Club Members pay an initiation fee to join the Club, then annual dues. Each membership must also satisfy an annual dining minimum to share support for food services.

The Club is managed by a **General Manager/COO** who reports to the **Club Board of Directors**. The Board is comprised of members elected by Golf Members of the Club.

Club projects and activities are all funded solely by the club and its members.

### **Golf Club at Palmira**

Responsibilities include:

- Clubhouse
- 27 holes of golf on 3 courses: maintenance, beautification, compliance with resource requirements such as irrigation water use
- Golf events and activities for members
- Cart rental & club storage
- Tournaments
- Clubhouse dining facilities & events
- New member development

## Tennis Club Members

Palmira Tennis Club (PTC) Members pay an annual fee for membership. This entitles them to preferred court times and the ability to compete in competitive events and leagues.

The Golf Club, the MHOA and each resident also pay an assessment from the Parklands CDDs, where “CDD” stands for Community Development District. This assessment, if not paid off, appears on your property tax bill.

A **Community Development District (CDD)** is a local, special purpose government authorized by Chapter 190 of the Florida Statutes as amended and is an alternative method for managing and financing infrastructure required to support community development.

Both the MHOA and Club maintain separate accounting records that are audited annually.