



Confirmation

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Your Form 990-N(e-Postcard) has been submitted to the IRS

- **Organization Name:** NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS ORLANDO CENTRAL
- **EIN:** 593334113
- **Tax Year:** 2018
- **Tax Year Start Date:** 01-01-2018
- **Tax Year End Date:** 12-31-2018
- **Submission ID:** 10065520190492613268
- **Filing Status Date:** 02-18-2019
- **Filing Status:** Pending

Note: [Print](#) a copy of this filing for your records. Once you leave this page, you will not be able to do so.

MANAGE FORM 990-N SUBMISSIONS

NARPM P&L2018		
	<u>2018</u>	<u>2019</u>
	<u>Actual</u>	<u>Budget</u>
Chapter Grant (Membership, Advertising, & Trade)	\$0.00	\$1,000.00
Family Picnic - Sponsors (5)	\$0.00	
Lunch Income- Member	\$47,226.73	\$54,000.00
Lunch Income- Non-Member	\$0.00	
Other Inc (Member Retention)	\$0.00	\$500.00
Preferred Partner Bronze (10) @ \$250	\$2,250.00	\$2,500.00
Preferred Partner Gold (5) @ \$1000	\$7,000.00	\$5,000.00
Preferred Partner Platinum (10) @ \$2000	\$18,000.00	\$20,000.00
Preferred Partner Silver (10) @ 500	\$3,500.00	\$5,000.00
Raffle Income	\$2,085.01	\$2,800.00
Newsletter Income	\$0.00	\$540.00
Strat Plan Sponsor (2)@ \$250	\$250.00	\$1,000.00
Table Sponsors - Harry Heist (5) @ \$500	\$1,000.00	\$1,000.00
Table Sponsors - Other (15) @ 100	\$1,950.00	\$200.00
Miscellaneous Income	\$0.00	\$0.00
TOTAL INCOME	\$83,261.74	\$93,540.00
OPERATING EXPENSES		
Advertising	\$95.00	\$750.00
Bank Charge	\$104.95	\$200.00
Charity	\$550.00	\$1,500.00
Education/Speaker	\$6,226.63	\$11,000.00
Executive Board Nat'l Conv (Hotel & Flight 6)	\$5,714.52	\$10,500.00
Gifts	\$0.00	\$1,000.00
Holiday Party	\$2,098.67	\$4,000.00
Leadership Academy (Flight Pres & Pres E)	\$905.92	\$1,250.00
Licenses and Permits (Annual Report)	\$61.25	\$75.00
Luncheon Exp (Venue & Catering)	\$56,040.49	\$49,000.00
Membership Orientation (Venue & Material)	\$0.00	\$300.00
Name Badges/Trophies	\$21.38	\$1,500.00
Reimbursements	\$246.01	\$0.00
Postage and Delivery	\$7.46	\$0.00
Quickbooks Online	\$275.00	\$250.00
Rent on Equip (PO Box)	\$0.00	\$0.00
Scholarships (Des. App Fee 5x100)	\$100.00	\$500.00
Service Charges (Reg & Square)	\$2,261.50	\$4,320.00
Social Media Coordinator (Fourandhalf)	\$0.00	\$0.00
Speaker Dinner	\$1,452.13	\$1,250.00
Sponsorships (Gift Cards, etc)	\$0.00	\$1,000.00
Yeti Cooler	\$374.53	\$1,000.00
Dues & Subscriptions	\$2,400.00	\$2,400.00
Survey Monkey	\$0.00	\$0.00
Simon, Kelvington, & Shealy	\$0.00	\$0.00
Workshop Expenses (Strat)	\$0.00	\$500.00
Day on the Hill	\$1,206.59	\$800.00
Constant Contact	\$553.00	\$445.00
TOTAL OPERATING EXPENSE	\$80,695.03	\$93,540.00
NET OPERATING INCOME/(LOSS)	\$2,566.71	\$0.00

President	Michael	Krause	mkrause@atriummanagement.com
President Elect	Laura	Vogel	lauravogel@watsonrealtycorp.com
Vice President	Alex	Zweydoff	alex@amgrents.com
Treasurer	Darcie	Englert	ddnsenglert@hotmail.com
Secretary	Jessica	Foster	jessicafoster@watsonrealtycorp.com
Past President	Bobbie	Witt	bobbiewitt@victoriaequities.com

Chairs

Nominating Committee	Bobbie	Witt	
Chapter of Excellence	Bobbie	Witt	
COE Co-Chair	Laura	Vogel	
Preferred Partners Chair	Ashley	Herring	aherring@atriummanagement.com
PP Co-Chair	Kathy	Weaver	kathyweaver@mcgrathmanagement.net
PP Committee Member	Mark	Holton	mjlocksmithllc@gmail.com
Community Awareness	Claire	Fryer	info@pinkdoormanagement.com
Com Awar. Co Chair	Eileen	Scates	eileenscates@gmail.com
Membership	Nicolle	Crim	nicollecrim@watsonrealtycorp.com
Mem. Co Chair	Christy	Lake	clake@watsonrealtycorp.com
Legislateive	Steve	Simpson	Stevesimp@gmail.com
Leg. Co Chair	Melanie	Mucario	MMucario@eviction247.com
Marketing	Andrea	Thurman	andrea@hamptonandhampton.com
Mark. Co Chair	Raul	Veitia	rveitia@belmontmanagementgroup.com
Communications	Debby	Lisella	debby@verandahproperties.com
Communications Co Chair	David	Drawdy	teamdrawdy@teamdrawdy.com
Designation			
	Jessica	Martinez	jessicam@leasingorlando.com
	Kristen	Ackley	Kristenaackley@gmail.com



National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER

2019 NARPM Orlando/Central Florida Executive Board

Bobbie Witt, RMPC® your 2018 Orlando/Central Florida Chapter President together with the 2018 NARPM Orlando/Central Florida Chapter Executive Board is pleased to present your 2019 NARPM Orlando/Central Florida Chapter Executive Board. The candidates were uncontested; therefore, please, "accept" or "reject" their candidacy

1.



Michael Krause, RMPC®

2019 NARPM Orlando/Central Florida Chapter President

Michael Krause has managed over 15,000 units across 22 states in his 14 years of property management. He has always emphasized team building and creating a

positive working environment. Hiring over 120 employees, and managing over 250 employees, Michael has become an expert in finding and coaching new talent in the field of property management.

Michael currently serves as the 2018 NARPM Orlando/Central Florida President-Elect. In 2016 & 2017 he was the Preferred Partner Chair for the Orlando/ Central Florida NARPM Chapter He was also the recipient of the Rising Star Award In 2016. He was the 2016 Member of the year for the Central Florida BNI Chapter, He also received the BNI award for the most business referrals in 2016 for the state of Florida.

Michael and his business partner Adam believe in always doing the right thing, having empathy in all situations, and not stopping until the work is done. They are focused on surrounding themselves with great people and helping Atrium Management Company become the best property management company in the state of Florida.

☐ Accept

☐ Reject

2.



Barbara Stewart, REALTOR®

2019 NARPM Orlando/Central Florida Chapter President-Elect

Barbara Stewart is a business professional with several years of progressive experience in the Real Estate arena. She has outstanding professional knowledge in sales, client services, and leadership. Barbara has spent most of her life in Central Florida. After graduating from Seminole High School, Barbara decided to make Central Florida her forever home. She obtained a business degree from the University of Central Florida in 2010 and is currently seeking a second degree in Law.

After several years as a financial advisor in the banking industry, Barbara decided to expand her horizons to Real Estate. In November 2014, Barbara joined Watson Realty Corp as the office manager for the property

management division. She currently oversees approximately 18 million dollars in home assets within the West Volusia area. She is known for her commitment and drive and these assets are respected by her peers and clients. Barbara is an active member within her community. She is a member of the West Volusia Realtor Association since 2014 and the National Association of Residential Property Managers since 2015. Barbara has participated in several youth and community associations to help strive for a better tomorrow.

- ☐ Accept
- ☐ Reject

3.



Alex Zweydoff, REALTOR®

2019 NARPM Orlando/Central Florida Chapter Vice President

Alex is a Central Florida native and has been working in the Real Estate/Property Management field for over 7 years. He is the New Business Development Manager for Allegiant Management Group, Inc. and he specializes in Sales, Marketing, Community Outreach, Brand Recognition, and new Business Acquisition. He is currently serving as the 2018 NARPM Orlando/Central Florida Chapter Marketing Chair, and serves on the 2018 Florida State Chapter Education Committee. Last year, Alex was the recipient of the 2017 NARPM Orlando/Central Florida Chapter Shooting Star Award which recognizes a new and upcoming NARPM member who showed an outstanding commitment and contribution to the chapter. Alex passion's are family, friends, reading, great food, and being active in his community.

- ☐ Accept
- ☐ Reject

4.



Jessica Foster, REALTOR®

2019 NARPM Orlando/Central Florida Chapter Secretary

Jessica Foster, originally from Michigan, attended Michigan State University graduating with a BS in Psychology and Nutritional Sciences in 2006. Having lived all over the US, she became a Florida resident in 2013.

Currently, Jessica is a Broker Associate with Watson Realty Corp. With over 13 years in the property management and leasing industry, Jessica manages multiple offices for Watson's Property Management Division and is actively pursuing her instructor's license.

Joining NARPM in 2015, Jessica served as co-chair of the membership committee for the 2017 term and is currently membership Committee chair for 2018.

Jessica is also an active member of the Daytona Beach Area Association of Realtors And Volusia County Young Professionals.

She lives in Port Orange and enjoys the beach, cooking, reading, running and other outdoor activities with her three sons

- ☐ Accept
☐ Reject

5.



Laura Vogel, GRI®, RMP®, MPMC®

2019 NARPM Orlando/Central Florida Chapter Treasurer

Laura Vogel, MPMC® RMP® started in property management in high school working in the family business in Queens, NY. She later moved to the corporate world of Sprint for 14 years before going back into real estate and property management in 2005. Laura manages 2 successful property management offices in Seminole County for Watson Realty Corp, CRMC®. She has served on the NARPM Orlando/Central Florida Chapter board as Secretary for 3 years and is the current Communications Chair and Florida State Chapter Education Committee member. She is active with the Orlando Regional Realtors Association in several committees, has her GRI designation, Gold Key Certification, a member of their Honor Roll Society, and a graduate of their Leadership Institute.

- ☐ Accept
☐ Reject

Finish



National Association of Residential Property Managers

ORLANDO/CENTRAL FLORIDA CHAPTER



National Association of Residential Property Managers

ORLANDO/CENTRAL FLORIDA CHAPTER



Running a Property Management Business While Having a Life!

When

Thursday, May 17, 2018 from
11:00 AM to 1:00 PM EDT
[Add to Calendar](#)

Where

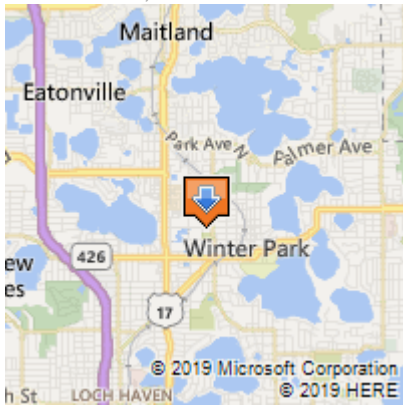
Dear Michael,

**If you were to stop working today, how long
could your business run without you?**

Would it continue to grow?

Winter Park Community Center
721 West New England Ave
Winter Park, FL 32789

Presented by Jim Roman



[Driving Directions](#)



These are questions that many Property Managers fail to ask themselves until it is too late. Creating a business that doesn't fully depend on its owner should be a goal of most business owners, not only because it makes the business more valuable, but because it gives its owner a life beyond the business.

Being a property manager is hard, especially when you have to be at the beck and call to everyone else's needs but your own. Meeting the expectations and deadlines for numerous clients, last minute reorganizing, multitasking, lack of sleep...- there are a lot of ways that your business can affect your quality of life.

Luckily, there are steps you can take - no matter what stage of business you are in - to build a successful property management business, while still having a life!

Jim's talk will show how business owners can pull themselves out of the day-to-day business and create a company that can thrive without them. Attendees will:

- Learn the KEYS to working smarter rather than harder
- Understand The FIVE Drivers™ to accelerating your growth and having a successful property management business
- Learn the Five Pillars to Profit, Performance & Productivity
- Learn how to find balance amid the chaos.

Much, much more

WHEN

Thursday, May 17, 2018
11am - 1pm

WHERE

Winter Park Community Center

THANKS TO OUR PLATINUM AFFILIATES



FilterEasy





721 West New England Ave.
Winter Park, FL 32789

COST

NARPM Members - \$40

NARPM Affiliates - \$40

Non-Members/Guests - \$65

Online Registration Deadline

May 14, 2018

\$10 Late Fee at the Door

[GET THE FLYER](#)

CONTACT

Michael Krause

mkrause@atriummanagement.com

Register Now!

I can't make it

Event Cancellation Policy:

Cancellations must be received in writing. If received 10 or more days before, registrant will receive a full refund less a \$15.00 processing fee. If received less than 10 days before no refund will be issued. No refunds will be made on the day of event; however, the registration fee can be applied to a later event; with a \$15.00 transfer charge.

Sincerely,

Michael Krause

NARPM Orlando/Central FI

mkrause@atriummanagement.com

OTHER UPCOMING EVENTS

JUNE

CHAPTER SOCIAL

SPOTLIGHTING "CLEAN THE WORLD"

TBD

JULY

THREE WAY RECONCILIATIONS WITH MIKE MUMFORD

JULY 26, 2018

11:00AM - 1:00PM

AUGUST

HARRY HEIST (CE CLASS)

AUGUST 24, 2018

ORLANDO AIRPORT MARRIOTT LAKESIDE

SEPTEMBER

FLORIDA STATE CONVENTION
SEPT 20-21, 2018
HILTON ORLANDO LAKE BUENA VISTA

OCTOBER
CHAPTER SOCIAL
TBD

NATIONAL CONVENTION
OCTOBER 16-19, 2018
LOEWS CORONADO BAY

NOVEMBER
EXPERT PANEL & VENDOR EXPO
TBD

DECEMBER
CHAPTER HOLIDAY PARTY
DECEMBER 13, 2018
TBD
ORLANDO AIRPORT MARRIOTT LAKESIDE

NARPM Orlando/Central FL, 255 Primera Blvd #160, Orlando, FL 32746

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National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



Panel of Experts and Preferred Partner Expo

When

Thursday, November 8, 2018 from
8:30 AM to 2:30 PM EST
[Add to Calendar](#)

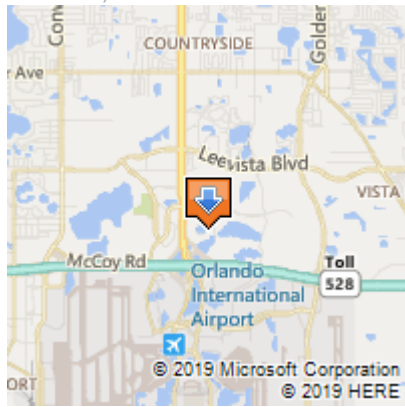
Where

Orlando Airport Marriott
Lakeside

NOTICE

Requesting Donations for Hurricane Michael Relief Efforts. Donations will be given to our Property Management friends and NARPM Members in areas affected by Hurricane Michael. Bring your donated Items

7499 Augusta National Drive
Orlando, FL 32822



[Driving Directions](#)

to the November 8th, 2018 Orlando-Central
Florida NARPM Expo.

[SEE WHAT ITEMS ARE NEEDED](#)

Our panel of experts (that will provide a Q&A) as well as a 1-hour discussion with one of our panels on common mistakes of Property Management. We will also have a Preferred Partner Expo.

PANEL OF EXPERTS

Register Now!

I can't make it

Like us on Facebook

Follow us on **twitter**

Forward to a Friend

**THANKS TO OUR PLATINUM
AFFILIATES**



FilterEasy



Harry Heist - Moderator



Steve Rozenberg

Steve Rozenberg is an entrepreneur, international commercial airline pilot flying the famous Dreamliner 787, real estate investor, CEO, business strategist, international speaker and a leading expert in real estate investing. His company Empire Industries is considered one of the top residential property management companies in the United States, providing frustration free property management by investors for investors.

[READ MORE](#)



Paul Arrington

Paul Arrington's Real Estate and Mortgage experience began after culminating a successful 20+ year career with the United States Air Force. Prior to starting Arrico Realty and Property Management, Paul worked as a Realtor® and Mortgage Broker with Keller Williams Realty, Total Home Source, Inc., Florida Mortgage Funding and Premier Mortgage where he closed millions of dollars in real estate transactions.

[READ MORE](#)



Robert Locke

Robert graduated from Michigan State University in 1969 with a degree in Business and Marketing. Robert got his real estate license in 1973 and has practiced real estate sales, investing and property management ever since. He and his wife Betty have bought over 150 houses for their own account and have located over 500 houses for their investor clients.

[READ MORE](#)

WHEN

Thursday, November 8, 2018
8:30am - 2:30pm

WHERE

Orlando Airport Marriott Lakeside

7499 Augusta National Drive
Orlando, FL 32822

COST

NARPM Members - \$50
Non-Members - \$75

\$10 Late Fee at the Door

Online Registration Deadline

November 6, 2018

CONTACT

Barbara Stewart
bstewart@watsonrealtycorp.com

Register Now!

I can't make it

Event Cancellation Policy:

Cancellations must be received in writing. If received 10 or more days before, registrant will receive a full refund less a \$15.00 processing fee. If received less than 10 days before no refund will be issued. No refunds will be made on the day of event; however, the registration fee can be applied to a later event; with a \$15.00 transfer charge.

Sincerely,

Bobbie Witt
NARPM Orlando/Central FL
bobbiewitt@victoriaequities.com

NARPM Orlando/Central FL, 255 Primera Blvd #160, Orlando, FL 32746

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National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



Spring Networking Social March 2018

When

Thursday, March 22, 2018 from
5:30 PM to 9:00 PM EDT
[Add to Calendar](#)

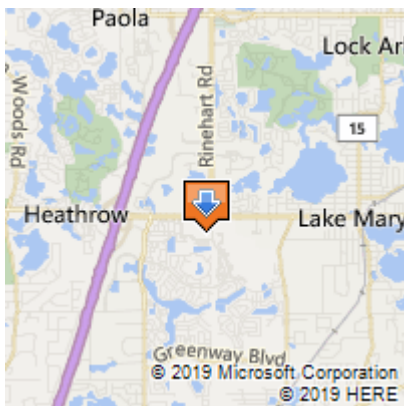
Where

Cork & Olive
1061 South Sun Drive
Suite 1009
Lake Mary, FL 32746

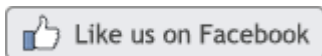
Dear Michael,

Food, Fun, and Networking!

**Special Presentation - What to
Expect: 2018 Tax Law Changes
Presented by H&R Block.**



[Driving Directions](#)



FREE Event for Members & Preferred Partners.

WHEN

Thursday, March 22, 2018
5:30pm - 9:00pm

WHERE

Cork & Olive
1061 South Sun Drive
Suite 1009
Lake Mary, FL 32746

COST

NARPM Members - FREE
Non-Members/Guests - \$10

GET THE FLYER

CONTACT

Michael Krause
mkrause@atriummanagement.com

Register Now!

I can't make it

Sincerely,

Michael Krause
NARPM Orlando/Central FL
mkrause@atriummanagement.com

NARPM Orlando/Central FL, 255 Primera Blvd #160, Orlando, FL 32746

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ORLANDO/CENTRAL FLORIDA CHAPTER

BOARD OF DIRECTORS & COMMITTEE MEETING MINUTES

February 15, 2018

Video Conference Call

Executive Board Members-Present

Bobbie Witt, Michael Krause, Barbara Stewart, Christine Lanno

Committee Members-Present

Francisco Nieves-Taranto, Laura Vogel, Jessica Foster, Eileen Scates, Alex Zweydoff, Kathy Weaver, Debbie Lacella and Steve Simpson

Welcome and Call to Order:

President Bobbie Witt called the meeting of the Orlando Chapter of National Association Of Property Managers to order on 2/15/18 at 8:05 am.

Roll Call was given and a quorum established.

Code of Ethics read by Barbara Stewart

Motion was made to approve January minutes motion carried, minutes approved.

Discussion: About upcoming event on February 21, 2018. Discussed everyone's roles and what they need to do and where they are supposed to be.

Treasurer report: None-Darcie Englert not present

Committee Reports:

- 1. Alex Zweydoff- Marketing: Final push to get number up and prepare flyers for future events**
- 2. Laura Vogel-Communications: still waiting on access to Constant Contact and to get Survey out 2 days after event. Password was given by Bobbie during meeting via screen share.**
- 3. Eileen and Kathy- Community Awareness: Eileen to make list if what's needed for Yeti basket, to introduce speaker Shane and explain charity.**

4. Fransico Nieves-Taranto -Will have Info for new candidates for designation at registration table. Fransico made a suggestion to lower price for members to \$40 and raise price to \$65 for non-members.
Motion made, motion carried, motion approved.
5. Legislative- Steve Simpson: Discussed Day on the Hill in May 14-15, also to bring a topic or bill to each meeting to discuss.
6. Jessica Foster- Membership: will have new member ribbons for meeting, cannot access members at large list. To copy BOD on new member email so they can introduce themselves. New member orientation dates?
7. Greg and Ashley- were not present. Michael gave their report on how many preferd partners and what level.

Unfinished Business-none

New Business- discussed all upcoming events and where they were. Ie: Melissa Prandy, chapter happy our at State conference, New tee shirts, Barbara and Christine to handle November expert panel.

March Social-March 22 at Cork & Olive 5:30 to 9:00

Next BOD meeting and commitees on March 15 at 8:30 Video conference call.

No further business to come before directors meeting adjourned at 9:07

Respectfully submitted,

Christine Lanno

Orlando Chapter Secretary.



Michael Krause <mkrause@atriummanagement.com>

Did You Register Yet? PM Growth Event - Feb. 21st

1 message

NARPM Orlando/Central FL <narpm.centralflorida@gmail.com>

Fri, Feb 2, 2018 at 8:20 AM

Reply-To: mkrause@atriummanagement.com

To: mkrause@atriummanagement.com

**National Association of Residential Property Managers****ORLANDO/CENTRAL FLORIDA CHAPTER**

FAST TRACK YOUR PROPERTY MANAGEMENT GROWTH!

Presented by Deniz Yusuf & Darren Hunter

Fast Track Your Property Management Growth

1. Ten highly effective strategies to overcome owner discount requests and fee objections.
2. Get noticed big time using Facebook to become the agent of choice in your marketplace.
3. Rental Property Marketing 101.
4. The 10 big ways to grow a huge PM company in 2018.

[GET MORE INFORMATION AND REGISTER](#)

Darren Hunter and Deniz Yusuf have teamed up to deliver THE 'PM Growth' event for 2018!

Showcasing in Orlando – February 21, 2018.

You will learn what is being achieved
RIGHT NOW to fast track your property
management growth to win new
business at your full fees!

[GET THE FLYER](#)



Deniz Yusuf

Deniz believes the real estate industry can be operated on the same concept. It's all about asking for the business and knowing what experience you can give your clients. He says real estate is not just about collecting rent and charging a fee, but about what services and products you can provide your clients and how much money you can save them if they use you or your services. Deniz enjoyed being an agent and now loves showing others how they can succeed too.

[READ DENIZ'S FULL BIO](#)



Darren Hunter

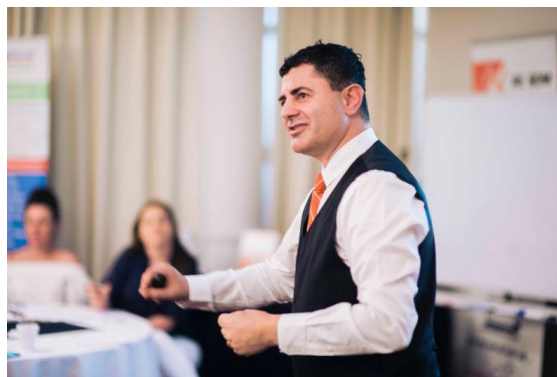
As a full time property management consultant and trainer now for over 12 years, Darren has previously worked as the state (network) property manager with one of Australia's most respected real estate brands - recruiting, training, implementing policies and procedures and managing 28 property managers in 18 regional offices over South Australia and the Northern Territory. In 2006 he wrote the national property management policies and procedures for the third largest PM company in Australia.

[READ DARREN'S FULL BIO](#)



Session One - Deniz Yusuf *The 10 BIG WAYS to grow a HUGE PM Company in 2018*

- Be exposed to the 10 growth strategies and secrets.
- View the exact KPI's (Key Performance Indicators).
- How to impress your prospects with the 'wow-factor'.
- Get more acceleration with your social media marketing.
- And More!



Session Two - Darren Hunter

GET noticed BIG TIME Using Facebook to Become the Agent of Choice in Your Marketplace

- Ten highly engaging post strategies.
- Different kinds of videos that'll grab the attention of your prospects.
- How to write an effective Facebook ad.
- Why you must educate, inspire and motivate your audience
- And More!



Session Three - Deniz Yusuf
Rental Property Marketing 101

- Know how to easily lower your 'days on market'.
- Go to the next level with your marketing and professional perception.
- Compare how fast technology has come in just a few years.
- See the latest cutting-edge 'how-to' tools for rental property
- And More!



Session Four - Darren Hunter
The Ten Highly Effective Strategies, Scripts and Methods to overcome Common Owner Discount Requests and the Biggest Fee Objections

- The Alternative Cost strategy to confidently deal with.
- The Hourly Rate strategy to easily justify your inspection.
- Quickly dispel the myth that you're 'too expensive'.
- Know if you're dealing with a 'C-Class Owner'.
- And More!



GO TO REGISTRATION FORM

WHEN

Wednesday, February 21, 2018

WHERE

Orlando Airport Marriott Lakeside

[7499 Augusta National Drive](#)

[Orlando, FL 32822](#)

We have a block of 10 rooms. The discounted rate is \$169.00 per night, the room block starts 02/20 and ends 02/21. Interested parties can call 1-800-228-9290 stating "Central Florida NARPM", the room block reservations must be received by 01/31/2018.

[BOOK YOUR HOTEL ROOM](#)

TIME

9:30am - 4:30pm

FEES

\$150 Members (Membership Number Required)

\$175 Future Members/Guests

CONTACT

Michael Krause

mkrause@atriummanagement.com

LIKE ALL THIS? REGISTER NOW!

[GO TO REGISTRATION FORM](#)

THANKS TO OUR EVENT SPONSORS

HWW
ATTORNEYS AT LAW
www.EVICT.com

FilterEasy



Trust • Integrity • Vision

Fudge & Associates, Inc.

Insurance Advisors



NARPM Orlando/Central FL | [255 Primera Blvd #160](#), Orlando, FL 32746

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ORLANDO/CENTRAL FLORIDA CHAPTER



National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



NARPM Orlando/Central FL Chapter Holiday Party and 2019 Officer Installation

When

Thursday, December 13, 2018
from 4:00 PM to 7:00 PM EST

[Add to Calendar](#)

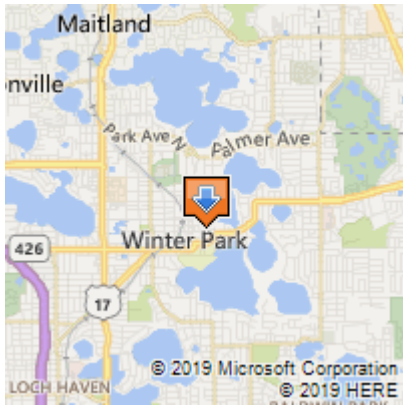
NEW!

Holiday Party Upgrade!!!

Where

The Alford Inn
300 E New England Ave
Winter Park, FL 32789

A Seated Dinner is included along with two
drink tickets and a cash bar is available.



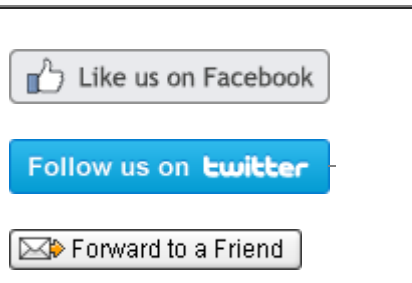
[Driving Directions](#)



We invite our NARPM Orlando Central Florida members to come celebrate the accomplishments of 2018, relax and socialize and welcome in our new leaders for 2019 with Brian Birdy, 2018 NARPM National President.

Register Now!

I can't make it



THANKS TO OUR PLATINUM AFFILIATES



FilterEasy®

WHEN

Thursday, December 13, 2018
4:00pm - 7:00pm

WHERE

The Alford Inn
300 E New England Ave
Winter Park, FL 32789

COST

NARPM Members - \$50
Non-Members - \$75

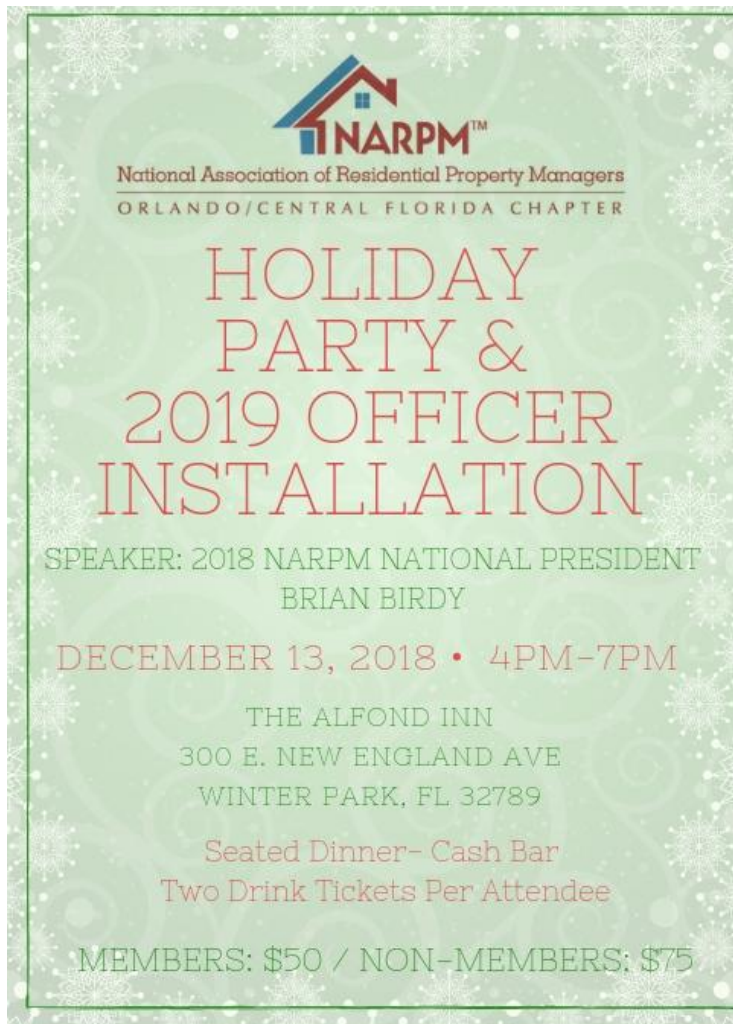
We are not taking payments at the door. All registrations must be online.

Online Registration Deadline

December 10, 2018

CONTACT

Barbara Stewart
bstewart@watsonrealtycorp.com



ARE WE HAVING FUN YETI RAFFLE TO BE HELD AT THE PARTY.



ARE WE HAVING FUN YETI?

CHANCE DRAWING ON DECEMBER 13, 2018

TICKETS \$10 EACH

BASKET CONTENTS:

YETI Tundra 45 Cooler
Chocolate Wine
Patron
Jack Daniels
Tower Vodka
Captain Morgan
Ole Smokey Moonshine Cherries
Grey Goose
Makers Mark
Fireball
& MORE!



**GET YOUR
TICKETS TODAY!**

BASKET VALUE: \$550+

THANK YOU FOR YOUR SUPPORT!

ALL PROCEEDS WILL BENEFIT CLEAN THE WORLD
IMPROVING GLOBAL HEALTH THROUGH SOAP DISTRIBUTION AND
HYGIENE PROGRAMS WORLDWIDE.



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Event Cancellation Policy:

Cancellations must be received in writing. If received 10 or more days before, registrant will receive a full refund less a \$15.00 processing fee. If received less than 10 days before no refund will be issued. No refunds will be made on the day of event; however, the registration fee can be applied to a later event; with a \$15.00 transfer charge.

Sincerely,

Bobbie Witt
NARPM Orlando/Central FI
bobbiewitt@victoriaequities.com

NARPM Orlando/Central FI, 255 Primera Blvd #160, Orlando, FL 32746

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National Association of Residential Property Managers

ORLANDO/CENTRAL FLORIDA CHAPTER

Board of Directors Meeting Minutes

August 16, 2018

9:15am am

Double Tree Downtown Orlando

Executive Committee Members:

Bobbie Witt	2018 Chapter President	Present
Michael Krause	2018 President Elect	Present
Barbara Stewart	2018 Vice President	Present
Dawn Ostovich	2018 Past President	Present
Christine Lanno	2018 Secretary	Present
Darcie Englert	2018 Treasurer	Present

Committee Members:

Dawn Ostovich	2018 Nominating	Present
Alex Zweydooff	2018 Marketing Chair	Present
Laura Vogel	2018 Communications Chair	Absent
Debby Lisella	2018 Communications Co-Chair	Present
Eileen Scates	2018 Community Awareness Chair	Absent
Claire Fryer	2018 Community Awareness Co-Chair	Present
Francisco Nieves-Taranto	2018 Designation Chair	Absent
Melanie Mucario	2018 Legislative Chair	Absent
Steve Simpson	2018 Legislative Co-Chair	Present
Jessica Foster	2018 Membership Chair	Present
Nicolle Crim	2018 Membership Co-Chair	Absent
Ashley Herring	2018 Preferred Partner Chair	Present
Kathy Weaver	2018 Preferred Partner Co-Chair	Present

Bobbie Witt: Called meeting to order at 9:15am

Ashley Herring: Read Code of Conduct

Dawn Ostovich: Roll Call and established quorum

Darcie Englert-Motion made to approve meeting minutes as corrected.

Dawn Ostovich-Second motion to approve meeting minutes as corrected-motion carried.

Bobbie Witt: President's report- Nationals booked and Michael, Barbara, and Alex confirmed they will be attending Nationals in San Diego; Early Bird Reservations end September 19th. November 12-14 is the President and President elect Nationals Training. Nationals still needs volunteer committee members for the membership and marketing committees if interested contact Dawn ASAP. Spoke about being present and prepared at Chapter Meetings, give a representative or Bobbie your reports ahead of time if you are excused or plan to be absent. A square needs to always be and check-in (membership table) and another with Darcie (treasurer) we have 4 one is a "floating square" kept in the projection case.

Darcie Englert: Treasures report: Presented completed Treasury Report as follows: Current Balance in account (Aug 15, 2018) \$37,519.70 with \$12,024.86 in PayPal, of which most is for Harry Heist Event, \$655.18 is not for Harry Heist event. For July \$302.35 was paid out for the training event but \$100 will be credited back leaving \$202.35. Catering cost was \$1,293.93 for the July event equating to \$53.89 per person. The hotel cost for the speaker was \$143.77 and Michael turned in the dinner receipt as well. There were still some payments pending for the July training in PayPal, 7 didn't go through and 3 were marked as paying at the door but it was unclear if they did. It was suggested to take the "pay at the door" feature off of the online registration. Currently we are at -\$1,800.00 for the 2018 budget, but Filter Easy and Florida Professional still each owe \$500.00 in dues which MUST be paid prior to Harry Heist event Aug 24th. Reminder given to turn in all receipts to Darcie.

Motion to Approve Treasures Report-Michael Krause.

Seconded the Motion to Approve Treasures Report-Dawn-Motion carried

President Elect-Michael Krause: Strategic Planning Meeting will be September 27th at 8:30am. Location was voted on and determined to be the Winter Park Community Center. Michael will book. State Convention Sept 19-21 Hilton Orlando Buena Vista the format will be different, rapid fire (Ted-X style) audience remains seated speakers rotate in and out. The room block, for those staying the night(s), will be August 20.

Nominating Committee- Dawn Ostovich: Committee is done with interviews and discussion. Ready to present to Executive Board after today's meeting.

Marketing-Alex Zweydoft: Focusing on Harry Heist event August 24, marketing the November panel, and looking for sponsorships for the October social.

Communications-Debbie Lisella: The printed surveys were a better option, much more came back. Great response and feedback. Spoke about the Newsletter being quarterly. The t-shirts will be Dry-Fit and must be ordered by Aug 28th they are \$25.78 and we will have order forms and a display set up at the Harry Heist event so shirts can be ordered directly from the printing company.

Community Awareness Claire Fryer: 106 tickets have been sold, \$1370+\$300 so far has been collected. Will be offering 6 for \$50 again for the Harry Heist event.

Designations-Francisco Nieves-Taranto(Absent) Bobbie gave report: 1 designation will be awarded at the Harry Heist event and it will be presented by Francisco and Bobbie.

Legislative-Steve Simpson: Upcoming elections (primary and general) are not expected to have anything affiliated with us, no new business at this time.

Membership- Jessica Foster: Still working on contacting expired members encouraging attendance to Harry Heist and the November panel and discussing reactivating membership. Have an informational table for those interested in joining at the Harry Heist event maybe during lunch, informal and

informational. Possible September TBA. Will get with Francisco to get the business cards to send out info from the FAR Convention.

Preferred Partners-Ashley Herring: Anyone who knows good vendors should reach out and give Michael or Ashley contact info, working on 2019 sponsorship, for 2018 still needed to hit goal 7 more silver and 3 more Bronze, but received more in table sponsorship so will meet budget after all. 2019 sponsorship packages will be limited.

Unfinished Business: November 8th Panel of Experts; Steve Rozenberg, Paul Arrington, and Robert Locke confirmed. All arrangements for them are set. The event will take place 9am-3PM and it is a property management centered panel specifically, any questions relatable should be emailed to Barbara by September at the latest. Ashley will have the preferred partner list finished at the October Budget Meeting.

New Business: Strategic Planning Meeting Sept 27, need sponsors, budgeted for 4 at \$250 each. The October social will be headed by Alex and Ashley taking place on Sept 25 it will be interactive and we need sponsors, if you know any vendors interested contact Alex. Alex is going to be working on a flyer for Nov 8th panel of experts and will get with Ashley on preferred partners for that event as well. Barbara will send out an itemized informational email with all Nov 8th event info. Harry Heist event discussion about check in tables, door monitors, membership discounts (10 certificates), supplies needed, and lunch monitors. It was decided that Jessica, Nicolle, Darcie, Christine, Debbie, and Laura will handle the check in tables. Jessica and Darcie will be at the table for “pay at the door” and “walk ins”. Bobbie and Barbara are bringing their laptops to be used for check in. Steve, Francisco, Alex, and Dawn will be door monitors; not to let anyone through if they don’t have a binder which will be given to each registered guest at check in. Ten discount certificates will be available if we have more than 10 new members register we will do a drawing for the 10 certificates if we have 10 or less sign up we will give each new member one. Paper applications will be on hand for new member sign ups, if you get a new member registration form be sure to get it to Jessica or Bobbie. Dawn and Darcie will be lunch monitors. At the event, it was discussed not to cluster and to mingle making all members and future members feel welcome and comfortable.

Executive Board to stay after for nominating committee presentation.

Meeting adjourned 10:52AM



National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



6 Hours of Property Management Law Practices, Procedures, Pitfalls and Law

When

Friday, August 24, 2018 from 9:00
AM to 4:00 PM EDT

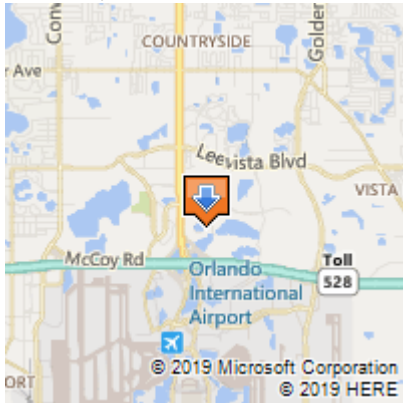
**ATTENTION: PROPERTY
MANAGERS!**

Add to Calendar

Where

**Orlando Airport Marriott
Lakeside**

7499 Augusta National Drive
Orlando, FL 32822



[Driving Directions](#)

Online Registration Deadline August 21, 2018 at 5:00pm

The Central Florida Chapter of NARPM® Presents:

A Seminar for Property Managers or those
interested in becoming Property Managers

6 Hours of Property Management Law Practices,
Procedures, Pitfalls and Law

BY ATTORNEY HARRY HEIST

This comprehensive class will give you 6 CE Credits
and will provide you with over 200 pages of
free handouts, as well as information from
Application to Eviction and everything in between.
The class will cover topics including:

- New Notices and Laws
- Security Deposit Pitfalls
- Procedures
- Applications
- Evictions
- Inspections
- Liability Avoidance
- Bankruptcy Laws
- Abandonment
- Surrender
- Lease Breaks,
- Procedures
- Check Lists
- Stipulations
- Corporate Tenants
- Collections
- Owner Issues
- Terminations
- Documentation
- Renewals
- In depth notice studies...and much more!

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AFFILIATES**



Harry Heist



FilterEasy®



Fudge
INSURANCE

HWW
ATTORNEYS AT LAW
www.EVICT.com



HWW
ATTORNEYS AT LAW

WHEN

Friday, August 24, 2018

9:00am - 4:00pm

Registration Starts at 8:00am

WHERE

Orlando Airport Marriott Lakeside

7499 Augusta National Drive

Orlando, FL 32822

COST

NARPM Members - \$75

Non-Members - \$95

\$10 Late Fee at the Door

Online Registration Deadline

August 21, 2018 at 5:00pm

Breakfast and Lunch Provided

[GET THE FLYER](#)

CONTACT

Bobbie Witt

bobbiewitt@victoriaequities.com

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Sincerely,

Bobbie Witt
NARPM Orlando/Central FL
bobbiewitt@victoriaequities.com

OTHER UPCOMING EVENTS**JULY**

WHY ATTITUDE IS EVERYTHING
JULY 26, 2018
11:00AM - 1:00PM

SEPTEMBER

FLORIDA STATE CONVENTION
SEPT 20-21, 2018
HILTON ORLANDO LAKE BUENA VISTA

OCTOBER

CHAPTER SOCIAL
TBD

NATIONAL CONVENTION
OCTOBER 16-19, 2018
LOEWS CORONADO BAY

NOVEMBER

EXPERT PANEL & VENDOR EXPO
NOVEMBER 8, 2018
ORLANDO MARRIOTT

DECEMBER

CHAPTER HOLIDAY PARTY
DECEMBER 13, 2018
TBD
ORLANDO AIRPORT MARRIOTT LAKESIDE

NARPM Orlando/Central FL, 255 Primera Blvd #160, Orlando, FL 32746

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National Association of Residential Property Managers

ORLANDO/CENTRAL FLORIDA CHAPTER

Board of Directors Meeting Agenda

May 10, 2018

8:30 a.m.

Via Zoom Meeting – Calendar invite sent

Meeting ID 479-881-8855

Executive Committee Members:

Bobbie Witt	2018 Chapter President	Present
Michael Krause	2018 President Elect	Present
Barbara Stewart	2018 Vice President	Present
Dawn Ostovich	2018 Past President	Present
Christine Lanno	2018 Secretary	Present
Darcy Englert	2018 Treasurer	Present

Committee Members:

Dawn Ostovich	2018 Chapter of Excellence Chair	Present
Alex Z	2018 Marketing Chair	Present
Laura Vogel	2018 Communications Chair	Present
Debby Lisella	2018 Communications Co-Chair	Present
Eileen Scates	2018 Community Awareness Chair	Absent
Francisco Nieves-Taranto	2018 Designation Chair	Present
Greg Banta	2018 Designation Co-Chair	Absent
Melanie Murcano	2018 Legislative Chair	Present
Steve Simpson	2018 Legislative Co-Chair	???
Jessica Foster	2018 Membership Chair	Present
Ashley Herring	2018 Preferred Partner Chair	Present
Kathy Weaver	2018 Preferred Partner Co-Chair	Present

Bobbie Witt: Called meeting to order at 8:36

Alex Z: Read Code of Conduct

Christine Lanno: Roll Call and established quorum

Motion made to approve meeting minutes as written.

Presidents Report: Bobbie Thanked everyone for all they do. Bobbie asked about a happy hour during state, if it was in the budget.

Barbara made a motion to approve Happy hour at state, Orlando partner to sponsor, all in favor motion approved.

Darcie Englert: Treasures report- Bank balance is 38,782.85. 1500.00 outstanding from February event, \$2500 still outstanding, Eviction 24/7 and Filter Easy Gold Sponsor, \$3000 made from February event, free event for April but we had 10 receipts submitted to national by Laura.

Motion to approve Treasurers report, so moved.

President Elect-Michael Krause: June Social Happy Hour to be at Seasons 52 on June 21. Bobbie said still need a speaker.

November expo-venue?

December 13th Holiday Party will follow up with Winter park for July

Chapter of Excellence- Dawn Ostovich: Dawn stated COE was done, Bobbie to start for next year in google drive.

Marketing-Alex Zweydoft: Would keep pushing Jim Roman on Facebook. July Mike Mumford and August Harry.

Communications-Laura Vogel: April 2 Newsletter went out via Constant contact. 2100 did not open it? Better to send out after the 10th of each month to send out newsletter. First newsletter looked great, thank you Laura.

Community Awareness Eileen Scates: Not on call, Bobbie stated that bags will be coming pre-assembled, going to be giving directly to Shane to hand out. Alex stated, not allowed to sell Yeti tickets on Facebook because of alcohol. Mike to confirm with Seasons 52 if can sell Yeti basket.

Designations-Francisco Nieves-Taranto: Stated Melissa Prandi was a success, was a discussion on how many members attended. Looking into doing another designation class, the second week of November.

Legislative-Melanie Mucario: Discussed upcoming Day on the Hill.

Senate requirements to post funds if someone is contesting an eviction, required to post rent, but every tenant being evicted has the right to a hearing.

Membership- Jessica Foster: 15 new members. New member orientation May or June. Jessica stated she will not able to attend July

Preferred Partners-Ashley Herring:

22 total

10 Platinum-Hit Goal

5 Gold -Hit Goal

2 Silver- Goal is 10

5 Bronze-Goal is 10

\$5500 away from budgeted goal

Kathy Weaver: Discussed who is outstanding and sent a link, Curb Appeal, Blades of Glory.

Dawn to reach out to Jay Bowen? Daniel Lewis needs a link.

Other business:

Next BOD meeting scheduled June 11th in person time and place TBD

Dawn to start nominating committee in June 2 members and a chair

August will also be an in-person meeting.

Meeting adjourned 9:25



National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



NARPM Orlando Happy Hour June 2018

When

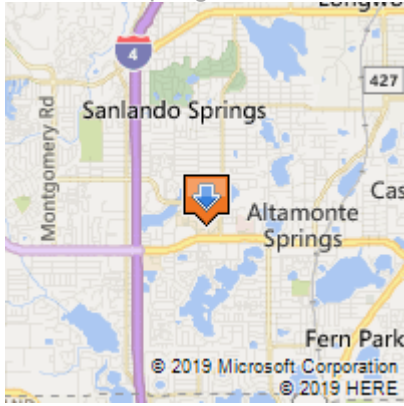
Thursday, June 21, 2018 from
5:00 PM to 8:00 PM EDT
[Add to Calendar](#)

Dear Michael,

Join us for food, fun, cocktails and networking!

Where

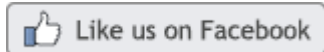
Seasons 52 NAPA Room
463 E. Altamonte Drive
Altamonte Springs, FL 32701



[Driving Directions](#)

Register Now!

I can't make it



THANKS TO OUR PLATINUM AFFILIATES



WHEN

Thursday, June 21, 2018
5:00pm - 8:00pm

WHERE

Seasons 52 NAPA Room
463 E. Altamonte Drive
Altamonte Springs, FL 32701

COST

NARPM Members - FREE!
NARPM Affiliates - 2 Company Attendees FREE!
Non-Members/Guests - \$20

2 drink tickets per attendee

Online Registration Deadline
June 18, 2018 at 5:00pm

[GET THE FLYER](#)

CONTACT

Michael Krause
mkrause@atriummanagement.com

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Event Cancellation Policy:

Cancellations must be received in writing. If received 10 or more days before, registrant will receive a full refund less a \$15.00 processing fee. If received less than 10 days before no refund will be issued. No refunds will be made on the day of event; however, the registration fee can be applied to a later event; with a \$15.00 transfer charge.

Sincerely,

Michael Krause
NARPM Orlando/Central FI
mkrause@atriummanagement.com

OTHER UPCOMING EVENTS

JULY

THREE WAY RECONCILIATIONS WITH MIKE MUMFORD
JULY 26, 2018
11:00AM - 1:00PM

AUGUST

HARRY HEIST (CE CLASS)
AUGUST 24, 2018
ORLANDO AIRPORT MARRIOTT LAKESIDE

SEPTEMBER

FLORIDA STATE CONVENTION
SEPT 20-21, 2018
HILTON ORLANDO LAKE BUENA VISTA

OCTOBER
CHAPTER SOCIAL
TBD

NATIONAL CONVENTION
OCTOBER 16-19, 2018
LOEWS CORONADO BAY

NOVEMBER
EXPERT PANEL & VENDOR EXPO
TBD

DECEMBER
CHAPTER HOLIDAY PARTY
DECEMBER 13, 2018
TBD
ORLANDO AIRPORT MARRIOTT LAKESIDE

NARPM Orlando/Central FL, 255 Primera Blvd #160, Orlando, FL 32746

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National Association of Residential Property Managers
ORLANDO/CENTRAL FLORIDA CHAPTER



WHY ATTITUDE IS EVERYTHING!

When

Thursday, July 26, 2018 from
11:00 AM to 1:00 PM EDT
[Add to Calendar](#)

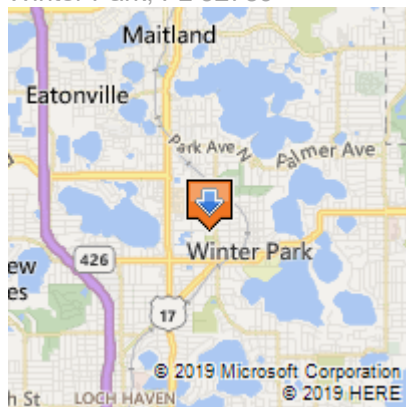
Where

Winter Park Community Center
721 West New England Ave

Dear Michael,

Do you want to learn how you can change your mindset from one of pain, negativity, stress, and uncertainty to one filled with gratitude, hope, resilience, and optimism?

Winter Park, FL 32789

[Driving Directions](#)**Register Now!**

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THANKS TO OUR PLATINUM AFFILIATES**FilterEasy®**

In "Why Attitude is Everything" we are going to explore the reasons why your attitude, the attitude of your team and the attitude of the people around you is so critical to your success in business and in life. We are going to discover how you can literally re-program your brain and nurture a positive mindset. And we are going to learn how you can impact 1,000 people, or more, by developing a positive attitude.

Presented by Eric Wetherington



Eric Wetherington, MPM, RPM, is your 2018 NARPM National President-Elect. He is the Director and Broker-in-Charge of New Heights Property Management, CRMC, in Summerville, South Carolina. Eric is a dynamic business leader with a background that includes everything from overseeing small startup companies to building multi-million dollar operations for Fortune 200 companies. [READ MORE](#)

[GET THE FLYER](#)**WHEN**

Thursday, July 26, 2018
11:00am - 1:00pm

WHERE

Winter Park Community Center
721 West New England Ave
Winter Park, FL 32789

COST

NARPM Members - \$40
Non-Members/Guests - \$65

Online Registration Deadline
July 24, 2018 at 5:00pm



REGISTER NOW

CONTACT

Bobbie Witt
bobbiewitt@victoriaequities.com

Register Now!

I can't make it

Event Cancellation Policy:

Cancellations must be received in writing. If received 10 or more days before, registrant will receive a full refund less a \$15.00 processing fee. If received less than 10 days before no refund will be issued. No refunds will be made on the day of event; however, the registration fee can be applied to a later event; with a \$15.00 transfer charge.

Sincerely,

Bobbie Witt
NARPM Orlando/Central FI
bobbiewitt@victoriaequities.com

OTHER UPCOMING EVENTS

AUGUST

HARRY HEIST (CE CLASS)
AUGUST 24, 2018
ORLANDO AIRPORT MARRIOTT LAKESIDE

SEPTEMBER

FLORIDA STATE CONVENTION
SEPT 20-21, 2018
HILTON ORLANDO LAKE BUENA VISTA

OCTOBER

CHAPTER SOCIAL
TBD

NATIONAL CONVENTION
OCTOBER 16-19, 2018
LOEWS CORONADO BAY

NOVEMBER

EXPERT PANEL & VENDOR EXPO
TBD

DECEMBER

CHAPTER HOLIDAY PARTY
DECEMBER 13, 2018
TBD
ORLANDO AIRPORT MARRIOTT LAKESIDE

NARPM Orlando/Central FL, 255 Primera Blvd #160, Orlando, FL 32746

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ORLANDO/CENTRAL FLORIDA CHAPTER

BOARD OF DIRECTORS & COMMITTEE MEETING MINUTES

JANUARY 18, 2018

DOUBLETREE BY HILTON ORLANDO, 60 S. IVANHOE BLVD

IN ATTENDANCE: Bobbie Witt, Michael Krause, Christine Lanno, Dawn Ostovich, Darcie Englert, Francisco Nieves-Taranto, Laura Vogel, Barbara Stewart, Jessica Foster, Eileen Scates, Melanie Mucario, Alex Zweydoff, Kathy Weaver, Greg Banta and Ashley Herring.

Welcome and Call to Order:

President Bobbie Witt called the meeting of the Orlando Chapter of National Association Of Property Managers to order on 1/18/18 at 9:05 am.

Roll Call was given and a quorum was present.

Code of Ethics read by Barbara Stewart

President Bobbie Witt made a motion to approve Decembers' minutes motion carried, minutes approved.

Presidents Report: President Bobbie Witt discussed her trip to leadership and brought up new ideas she has learned. She talked to the committee chairs and discussed sample agendas. National approved our new bylaws, Bobbie to send them out to all of us when they are available. Bobbie asked Mile and Alex if they could update the website with the new calendar of events for 2018.

Treasures report: Darcie Englert-Darcie to handle the 990-tax return, the annual return, monthly statements and Reconciliations every quarter and at chapter meeting to be ready for a verbal income/expense summary. A finance committee established, Darcie as Chair, need to obtain a new wireless cube.

President Elect Report: Status of COE due for review by 2/15 and to National by 2/28

Committee Reports:

- 1. Alex Zweydoff- Marketing;** to handle social media, ie Facebook, maintain Chapter website, keep calendar up to date, Focus on our guest speakers for February, Darren and Deniz
- 2. Laura Vogel-Communications:** Handle Press releases and Residential Resource magazine with Francisco. A monthly newsletter via Constant Contact.

3. Eileen and Kathy- Community Awareness; Discussed the organization called "Clean around the World" Possible Social in March to raise money for Kits for their organization. Eileen presented the Yeti basket to be raffled at each meeting and the drawing to be held at the December Holiday Party.
4. Francisco Nieves Taranto- Designations: Francisco to upload candidates to press releases, at Chapter meeting to introduce candidates and try to bring in 3 new ones from each meeting. Also, to let candidates know if they need extra points, can volunteer at Florida Realtor Convention.
5. Legislative- Melanie Mucario: Discussed Day on the Hill in May 14-15, also to bring a topic or bill to each meeting to discuss.
6. Jessica Foster- Membership: Brought up great ideas for getting new members.
 1. Buddy system for new members or future members
 2. Board or committee member to sit with possible future members at meetings
 3. To have 2 new member orientations using Outlook Invitations and reminders
 4. New member pins, guest ribbons, etc.
 5. Francisco to get new member handbook template
 6. Communicate with National About New Members welcome email, emails taking too long to get to new members from National.
7. Greg and Ashley- Preferred Partners: At each meeting to thank all Preferred Partners. Encourage our vendors to bring a favorite vendor of their own to our monthly meetings.

Unfinished Business

Discuss 2 bank accounts- one for Preferred Partners and one for Membership. Francisco makes a motion to have 2 different accounts, Darcie seconds, all in favor, motion carried. Darcie to research the options.

New Business

Proposed Changes to 2018 Budget: President Elect Michael Krause discussed proposed changes to the 2018 budget. Christine made the motion to approve budget, Mike seconded, all in favor, motion carried.

February event other local Chapters asking to use our speakers, Discussed them sharing in our expense if they want to use them while they are here. No motion was carried, other chapters are welcome but receive no discount.

March Social-Check out Quantum Leap Wine room in Winter Park.

No further business to come before directors meeting adjourned at 10:54.

Respectfully submitted,

Christine Lanno

Orlando Chapter Secretary.



National Association of Residential Property Managers

Orlando/Central Florida Chapter

Board of Directors Meeting Minutes

March 7, 2019

9:13am

Watson Realty Corp Meeting Room-Longwood

Watson Realty

1445 FL-434 #100

Longwood, FL 32750

Executive Committee Members:

Michael Krause	2019 Chapter President	Present
Laura Vogel	2019 President Elect	Excused
Alex Zweydoff	2019 Vice President	Present
Bobbie Witt	2019 Past President	Present
Jessica Foster	2019 Secretary	Present
Darcie Englert	2019 Treasurer	Present

Committee Members:

Bobbie Witt	2019 Nominating Chair	Present
Laura Vogel	2019 Chapter if Excellence	Excused
Andrea Thurman	2019 Marketing Chair	Present
Raul Veitia.	2019 Marketing Co-Chair	Present
Jessica Martinez	2019 Marketing Committee Member	Excused
Debby Lisella	2019 Communications/Recognition Chair	Present
David Drawdy	2019 Communications/Recognition Co-Chair	Present
Kristen Ackley	2019 Communications/Recognition Committee Member	Present
Claire Fryer	2019 Community Awareness Chair	Present
Eileen States	2019 Community Awareness Co-Chair	Present
	2019 Designation Chair	Open
Steve Simpson	2019 Legislative Chair	Present
Melanie Mucario	2019 Legislative Co-Chair	Excused
Nicolle Crim	2019 Membership Chair	Present
Christy Lake	2019 Membership Co-Chair	Present
Ashley Herring	2019 Preferred Partner Chair	Present
Kathy Weaver	2019 Preferred Partner Co-Chair	Present
Mark Holten.	2019 Preferred Partner Committee Member	Present

Michael Krause: Called meeting to order at 9:13am

Alex Zweydoff: Read Code of Ethics Article 3: Responsibility to Client; Standards of Professionalism 3-1 and 3-2

Jessica Foster: Roll Call and established quorum

Motion made, seconded and carried to approve 02.04.2019 meeting minutes.

Michael Krause: President's Report:

Recap first social Feb 21st Cork and Olive, seemed successful and everyone provided positive feedback. Networking opportunities we utilized and there were non-members who attended and plan to join in the near future. New Member Orientation scheduled today 3pm-4:30pm expecting 10-15 in attendance. March 13th Chapter Meeting Fair Housing 101 about 55 expected to attend need to promote and push the event on social media and word of mouth. Habitat Build Date April 27th 8am, we do not plan to donate for the first build, the goal is to gain awareness and promote fundraising efforts to be able to donate in October at second build (date TBD). Broker/Owner Conference was a great time, everyone should start planning now for 2020 which will be in Hawaii sometime next February. Industry specific and very relevant information shared as well as great networking opportunities.

Darcie Englert: Treasurers Report:

Actual amount in bank as of 3/6/19: \$42,650.81

3/6/19 Paypal Transfer : \$3,383.03 (\$71.30 feb social, \$1,213.15 Preferred Partners, \$2,098.58 March mtg)

Total in Bank: \$46,033.84

Outstanding checks total of \$1,018.91

Quickbooks (Actual) Total: \$45,014.93

February beginning balance: \$47,852.94

February Expenses \$4,678.12

February Deposits \$517.89

February ending balance: \$43,692.71

February Social:

6 guests Paid \$15 each: \$90.00

3 Sponsors @\$250 = \$750 (still waiting on one \$250 check to come in)

Total Income: \$ 840.00

Cork & Olive Exp: \$829.04

Total Profit: \$10.96

2/18/19 Annual Report was updated, completed and paid

2/18/19 IRS Tax Form 990-N was completed

Treasurers Report, filed 03/07/2019

President Elect-Laura Vogel (Excused):

There is nothing pending regarding chapter meetings, Joel and Sarah need the dates. Food, venue, and all equipment needed is scheduled except for the pending calendar items. July is the only month still pending speakers, we need to finalize plans for that soon. There is also an issue with the September 12th meeting date because it is the same day as State Conference, Executive Board to

discuss for now the date is TBD. Alex will be contacting with Paul about the speaker dinner next week and provide details in the next 24-48hrs.

Status was requested for chapter compliance upload, Lead time for grants should be 30 days at least, need more information on which ones we could go after. Jessica will help Alex with this.

Previous Action Item: Jessica to follow up with getting the Policy and Procedures Manual from Atlanta so we can begin creating one for our chapter, we currently do not have them.-Jessica in Contact with Joel Elliot and moving forward with creating manual.

Vice President's Report-Alex Zweydoff:

Working on July opening, going to plan for a local panel of experts and will get details before next meeting. Harry has confirmed for August and all bios have been sent to marketing so far.

Past President's Report-Bobbie Witt:

Working on Chapter of Excellence, close to being able to submit only one more item is needed. Will work with Michael and Laura to finalize and put package together.

Secretary's Report-Jessica Foster:

Working on policies and procedures manual, helping with Yeti, helping with grants, and helping with July event. Will send designation report to executive board.

Chapter of Excellence- Laura Vogel (Excused):

COE Status – Bobbie, Michael, and Laura to begin group discussion to clarify what else is needed and get it submitted will meet soon and update chapter.

Marketing-Andrea Thurman:

Flyers for March Meeting are finished, need to be promoting on website and social media. April and May event flyers done need to begin posting those flyers. Continuing to work on videos for promotional advertisements “What has NARPM done for you?” “How has NARPM influenced your business?”

- Pending event flyers / Facebook events that need made-will be marketing multiple events at a time.
- Social Media Activity or Plans-everyone should be sharing and liking the things marketed on social networks and we need to find out if we can post on group pages to gain more exposure
- Vendors currently working with to get on podcast-Scotts Air and Performance Roofing filming next week
- Kristen will begin working on setting up an Instagram and posting on group pages

Communications/Recognition-Debby Lisella:

Feb newsletter - 10% open rate and 2% click rate

March newsletter - Need a note from President will get with Michael and a few paragraphs from someone who would like to be published in NARPM local newsletter. Need volunteer.

Event survey - Need someone to print for the tables at next week's meeting-Darcie volunteered.

Recognition - Would RMP candidates like to get together to push each other toward completion? Yes, will begin planning designation training "workshop" for May, Alex will reach out to Pete to see if he would be interested in speaking and walking members through the process. Will be "crash course" style and will invite other chapters to attend/participate.

Other - need count for T-shirts for Habitat event. We want to get these ordered. Suggest each participant raise \$50 which will include the cost of their t-shirt. Will order bulk 50-80 and in general sizes. If you need specialty sizing please let Debby know ASAP.

Community Awareness Claire Fryer:

Habitat for Humanity April Build needs to be pushed on social media. Goal is 30-40 volunteers. Money donations are very important goal is \$5,000.. Doing the Yeti again and all proceeds will go toward Habitat for Humanity as well, made tickets and flyers. Selling tickets \$20 each or 3 for \$50. Need 21 liquor bottles minimum, each one of us contributes one, we have 10-12 bottles so far. Everyone who said they would bring bottles to Cork and Olive did, Debby donated today. No one has purchased tickets yet. Discussed advertising Yeti raffle more on social media and having a link or option to buy tickets online. Working on using paypal or the square for that.

Legislative-Steve Simpson: Steve is going to an event in March in Tallahassee on the 18th, discussing water bill that would affect permitting for septic and sewer lines, locally the big effect would be Wekiva Basin. They are going to discuss air b and b some boards are complying and some are not. They are looking to discuss assignment of benefits and lawsuits related to indirectly help owners curve those numbers. Melanie will be not be attending "Day on the Hill." Representing our NARPM Chapter May 13 and 14th will need someone to attend to represent our chapter.

After the meeting Melanie added:

The federal Protecting Tenants at Foreclosure Act of 2009 has returned. The sunset provision that ended this protection in 2012 was struck, so what was old is new again. The notice requirements for tenants in foreclosed properties is more liberal than Florida statute, and that is where we will have to look depending on whether the loan is federally backed. The application is fact based, so if anyone runs into this problem, and needs advice on how much notice is required for tenants with an active lease in a foreclosed property, feel free to contact me.

There has been an uptick in activism lawsuits particularly in the ADA arena. Last year I spoke about a group filing lawsuits against mom and pop businesses with minor ADA violations like parking spot sizes, ramp slopes, etc. The new lawsuits are centered around e-commerce. If someone has a brick and mortar business, and offers services online, the online platform needs to be compatible with software for seeing impaired. Last I reviewed ADA compliant legislation, there was support for adding notice requirement that gave businesses time to fix the non-compliance before a lawsuit can be filed. That has not happened to date.

Membership- Nicole Crim:

New Membership for 2019 = 24

Total Members for CL Florida Chapter = 282

New Member Orientation 3-7-19 , following our meeting at 3:00 pm

Members at Large waiting to convert = 5

Christy and I reached out to prospect list found on NARPM for our local chapter, and members who did not pay renewal. We also emailed all members who joined in 2018-2019 about the New Member Orientation. In case they missed last year.

New Member Orientation RSVP Total = 11

Action Item: Kathy Weaver offered to reach out to other chapters and to nationals about attempting to streamline this. It is taking too long to get notified of new memberships and to get members at large converted into each chapter.

Preferred Partners-Ashley Herring:

i. Total Current Partners

Platinum - 9

Gold - 9

Bronze - 5

Silver - 5

Total - **28**

ii. How many partners in each category vs. goal

Platinum - 9 (Goal is 10)

Gold - 9 (Goal is 5)

Bronze - 5 (Goal is 10)

Silver - 5 (Goal is 10)

Total - **28**

iii. Total money raised

\$26,750

Missing Funds from:

-HWW \$2,000

-ACDC Statewide \$500

-Eviction24/7 \$1,000

Total Pending Payment: \$3,500

iv. Money raised versus budget v. Upcoming sponsorships

Goal: \$32,500

Money Raised: \$28,750

Variance: \$3,750

If we can get the money from the 3 Partners that are outstanding, we would only be short \$1,750.

Sponsorships:

January - Jim Roman (I'll get back to you on this one.)

February - Cork & Olive \$750 (A/C Mechanix, 5 Star Claims Adjusting, MJ Locksmith)

March - TBD

Unfinished Business: New Member Orientation today March 7th. March 13th Fair Housing Chapter Meeting. Promoting events and fundraisers. April 18th Cash Flow Class. April 27th Habitat Build Date. Designation Chair still open...suggestions?

Remaining Calendar dates and items discussed:

March 13-Wednesday-Chapter Meeting-Paul Valenti

April 18-NARPM Class-Cash Flow Analysis- WinterPark Community Center

April 27-1st Habitat for Humanity Build date

May 15-Wednesday-Chapter Meeting-Marc Cunningham

June Social-TBD

July 17-Wednesday-Chapter Meeting-Speaking slot open (Alex and Jessica)

August 14th-Harry Heist- Marriott Lakeside

September 12-13-Florida State Conference

September Strategic Planning-TBD

October 15 National Convention Phoenix, AZ

October-Habitat For Humanity Second Build-TBD

November 20th-Vendor Expo/Chapter Meeting-Dodson PM and GK Houses Ted Ex Talks (mastermind group)

December 12-Thursday-Chapter Meeting/Holiday Party-Speaking Slot Open

Future BOD Meetings:

- a. April 11th zoom meeting more than likely
- b. May 9th in person – Location TBD
- c. June 13th zoom meeting more than likely
- d. July 11th in person – Location TBD
- e. August 8th in person - Location TBD
- f. Sept TBD in person - TBD
- g. October 10th – zoom meeting more than likely
- h. November 14th – in person – Location TBD
- i. December 5th – also might want to change this depending on what Laura decides for the Holiday Party

New Business: None

Meeting adjourned 10:29AM



National Association of Residential Property Managers

ORLANDO/CENTRAL FLORIDA CHAPTER
Board of Directors Meeting and 2019 Budget Meeting
November 29, 2018
10:00-12:00
ReMax 200 Realty, 954 Orlando Ave, Winter Park FL 32789

Executive Committee Members:

Bobbie Witt	2018 Chapter President	Present
Michael Krause	2018 President Elect	Present
Barbara Stewart	2018 Vice President	Present
Dawn Ostovich	2018 Past President	Excused
Christine Lanno	2018 Secretary	Present
Darcie Englert	2018 Treasurer	Present

Committee Members:

Dawn Ostovich	2018 Nominating	Excused
Alex Zweydooff	2018 Marketing Chair	Present
Laura Vogel	2018 Communications Chair	Present
Debby Lisella	2018 Communications Co-Chair	Present
Eileen Scates	2018 Community Awareness Chair	Absent
Claire Fryer	2018 Community Awareness Co-Chair	Present
Francisco Nieves-Taranto	2018 Designation Chair	Absent
Greg Banta	2018 Designation Co-Chair	Absent
Melanie Mucario	2018 Legislative Chair	Absent
Steve Simpson	2018 Legislative Co-Chair	Absent
Jessica Foster	2018 Membership Chair	Present
Nicolle Crim	2018 Membership Co-Chair	Absent
Ashley Herring	2018 Preferred Partner Chair	Excused
Kathy Weaver	2018 Preferred Partner Co-Chair	Excused

Bobbie Witt: Called meeting to order at 10:01

Laura Vogel: Read Code of Conduct

Bobbie Witt: Roll Call and established quorum

Motion made to approve meeting minutes as corrected.

Bobbie Witt: President's report- Holiday Party, Alex to change flyer to Brian Burdy, Speaker Dinner for Brian Burdy, Barbara to organize, communications to do email blast after party, Affiliate of the year at Holiday Party, Stacey McKay to take pics.

Darcie Englert: Treasures report- Yeti at 2085.00 Drawing will be at Holiday Party. Bank balance as of 11/27/18 is 33355.92. Huge loss for November event cost was 6755.33 and only made 2275.00 Michael made Motion to approve Treasures Report, Barbara seconded.

President Elect-Michael Krause: CVS Report on Constant Contact..

Meeting at bank to remove and add signatures, December 20th at bank meet at Mikes office 1:30 Mike discussed Volunteers need to start earlier in the year. 2 events February and October for Commission on Homeless. Discussed venue for upcoming year: Venue – reduce prices of events, location and cheaper venue.

Communications-Debby Lisella & Laura Vogel- send out final email blast.

Community Awareness Claire Fryer- monies collected to date from Darcie 2085.00, drawing at holiday party.

Membership- Jessica Foster: Members 2017- 232 and 2018- 261. 492 state members, Orlando has 53% of membership. 27 members from 2017 have not renewed

COE- Bobbie and Barbara- Michael and Dawn to provide logins to get started.

Budget Meeting 2019- See Attached. Motion made by Barbara to approve, second by Michael all in favor.

Meeting adjourned 12:47