

Department of the Treasury  
Internal Revenue Service

for Tax-Exempt Organization not Required to File Form 990 or 990-EZ

2019

Open to Public Inspection

**A** For the **2019** Calendar year, or tax year beginning **2019-12-01** and ending **2020-11-30****B** Check if available☐ Terminated for Business☒ Gross receipts are normally \$50,000 or less**C** Name of Organization: **NATIONAL ASSOCIATION OF****RESIDENTIAL PROPERTY MANAGERS TAMPA BAY CHAPT****3900 W Dale Ave, Tampa, FL,****US, 33609****D** Employee IdentificationNumber **59-3415321****E** Website:<https://tampabay.narpm.org/>**F** Name of Principal Officer: **Andrew Dougill****3900 W Dale Ave, Tampa, FL,****US, 33609**

**Privacy Act and Paperwork Reduction Act Notice:** We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

The organization is not required to provide information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. The rules governing the confidentiality of the Form 990-N is covered in code section 6104.

The time needed to complete and file this form and related schedules will vary depending on the individual circumstances. The estimated average times is 15 minutes.

**Note:** This image is provided for your records only. Do Not mail this page to the IRS. The IRS will not accept this filing via paper. You must file your Form 990-N (e-Postcard) electronically.



National Association of Residential Property Managers

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T A M P A B A Y C H A P T E R

# October 2020 Financial Report

It is the policy of the NARPM® to comply fully with all antitrust laws. The antitrust laws prohibit, among other things, any joint conduct among competitors that could lessen competition in the marketplace. NARPM®'s membership is composed of competitors; they must refrain from discussing competitively sensitive topics, including those related to pricing (such as rates, fees, or costs), individual competitors or specific business transactions, or controlling or allocating markets. Further, NARPM® shall not restrict members' ability to solicit competitors' clients or to advertise for business in any way that is not false, deceptive or otherwise illegal.

Tampa Bay Chapter of NARPM, Inc.  
Balance Sheet  
As of October 31, 2020

	Oct 31, 20
ASSETS	
Current Assets	
Checking/Savings	
NARPM Tampa Bay	46,430.19
Total Checking/Savings	46,430.19
Accounts Receivable	
Accounts Receivable	450.00
Total Accounts Receivable	450.00
Total Current Assets	46,880.19
Fixed Assets	
Furniture and Equipment	287.43
Total Fixed Assets	287.43
TOTAL ASSETS	47,167.62
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	8,952.18
Unrestricted Net Assets	25,432.97
Net Income	12,782.47
Total Equity	47,167.62
TOTAL LIABILITIES & EQUITY	47,167.62

Tampa Bay Chapter of NARPM, Inc.  
Profit & Loss by Month 2020  
January through December 2020

	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	TOTAL
Ordinary Income/Expense													
Income													
Affiliate Membership Fees	17,912.50	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	18,537.50
Meeting Fee	1,268.32	1,023.87	0.00	0.00	0.00	355.54	1,172.30	0.00	0.00	0.00	0.00	0.00	3,820.03
NARPM National Income	0.00	0.00	0.00	0.00	0.00	0.00	2,503.65	0.00	0.00	0.00	0.00	0.00	2,503.65
Sponsorship Fees	825.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	1,175.00
Total Income	20,005.82	1,148.87	0.00	0.00	0.00	355.54	4,025.95	0.00	0.00	500.00	0.00	0.00	26,036.18
Expense													
Advertising and Promotion	820.00	70.00	70.00	70.00	745.00	70.00	745.00	70.00	70.00	745.00	0.00	0.00	3,475.00
Affiliate Membership Fees Paid	633.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	633.00
Bank Service Charges	24.34	2.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.80	0.00	0.00	44.48
Computer and Internet Expenses	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	0.00	660.00
Dues and Subscriptions	149.25	149.25	149.25	149.25	149.25	149.25	149.25	149.25	149.25	149.25	179.25	0.00	1,671.75
Event Fees	1,892.18	2,097.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,989.68
Legal and Professional Fees	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
Meeting Expenses	0.00	34.44	324.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359.18
Other Expenses	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
Printing and Reproduction	630.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630.00
Speaker Fees	493.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	743.62
Sponsorship Fees Paid	275.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	200.00	0.00	675.00
Total Expense	5,788.64	2,413.53	603.99	279.25	954.25	379.25	954.25	279.25	379.25	1,222.05	439.25	0.00	13,692.96
Net Ordinary Income	14,217.18	-1,264.66	-603.99	-279.25	-954.25	-23.71	3,071.70	-279.25	-379.25	-722.05	-439.25	0.00	12,343.22
Net Income	14,217.18	-1,264.66	-603.99	-279.25	-954.25	-23.71	3,071.70	-279.25	-379.25	-722.05	-439.25	0.00	12,343.22

# Tampa Bay Chapter of NARPM, Inc. Budget 2021

	Jan - Dec 19	Jan - Dec 20	2021 Budget	Comment
<b>Ordinary Income/Expense</b>				
Income				
Affiliate Membership Fees	15,000.00	18,537.50	1,000.00	2020 Membership extended into 2021
Holiday Party Fee	580.00	0.00	600.00	
Meeting Fee	11,735.33	3,820.03	6,000.00	Depends on Covid
NARPM National Income	1,000.00	2,503.65	2,500.00	
Sponsorship Fees	3,750.00	1,175.00	1,000.00	
Seminar Fees	15,050.00	0.00	15,050.00	Assumes we can do one in 2021
Raffle Fees	597.00	0.00	200.00	
<b>Total Income</b>	<b>47,712.33</b>	<b>26,036.18</b>	<b>26,350.00</b>	
Expense				
Advertising and Promotion	3,927.00	3,900.00	4,000.00	
Affiliate Membership Fees Paid	619.00	633.00	700.00	
Bank Service Charges	1,230.68	800.00	1,000.00	
Charitable Contributions	956.00	0.00	1,000.00	
Computer and Internet Expenses	613.53	750.00	750.00	
Dues and Subscriptions	1,305.00	1,900.00	2,200.00	Center Club
Equipment Rental	43.39	0.00	50.00	
Event Fees	19,463.98	3,989.68	10,000.00	Depends on Covid
Government Affairs	0.00	0.00	0.00	Wanted \$2,000 but can't afford
Harry Fest Expenses	4,310.00	0.00	4,500.00	
Holiday Party Expenses	2,392.40	0.00	500.00	Wanted \$3,000 but can't afford
Insurance Expenses	0.00	0.00	0.00	Wanted \$2,000 but can't afford
Legal and Professional Fees	61.25	61.25	61.25	
Meals and Entertainment	1,380.67	0.00	1,000.00	Wanted \$2,000 but can't afford
Meeting Expenses	537.32	359.18	500.00	
Office Supplies	143.30	0.00	200.00	
Other Expenses	1,050.00	750.00	1,500.00	
Printing and Reproduction	578.00	630.00	1,000.00	
Raffle Expenses	335.15	0.00	200.00	
Speaker Fees	3,985.73	1,000.00	5,000.00	
Sponsorship Fees Paid	1,000.00	675.00	1,000.00	

# Tampa Bay Chapter of NARPM, Inc. Budget 2021

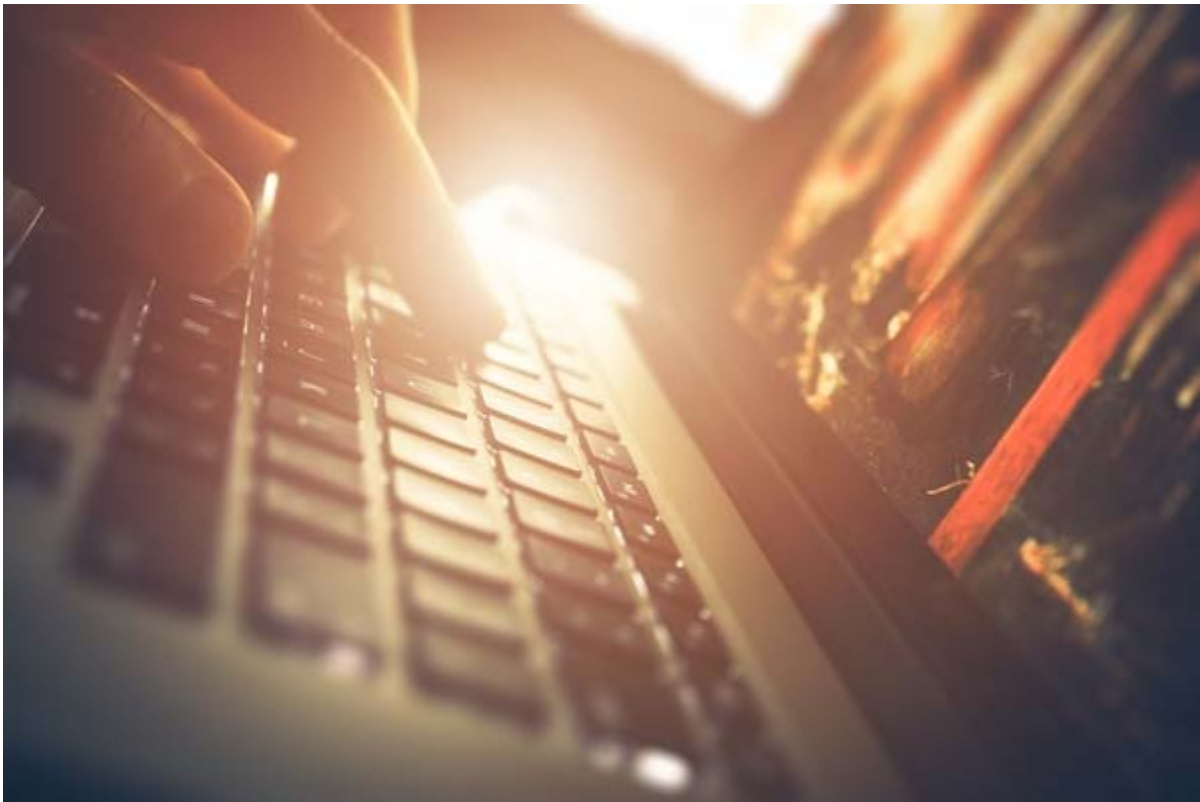
	Jan - Dec 19	Jan - Dec 20	2021 Budget	Comment
Travel Expense	2,902.41	0.00	2,000.00	Wanted \$4,000 but can't afford
Total Expense	46,834.81	15,448.11	37,161.25	
Net Ordinary Income	-2107.17	10,588.07	-10,811.25	
Net Income	-2107.17	10,588.07	-10,811.25	

**Subject** : Feb 20th! Simple Tech Tips with Tim Wehner  
**Date** : Monday, February 03, 2020 9:47 am  
**Linked to** : Info  
**From** : "NARPM Tampa Bay" <[info.narpmtd@gmail.com](mailto:info.narpmtd@gmail.com)>  
**To** : <[president@tampabay.narpm.org](mailto:president@tampabay.narpm.org)>



National Association of Residential Property Managers

T A M P A B A Y C H A P T E R



## Simple Tech Tips with Tim Wehner

### When

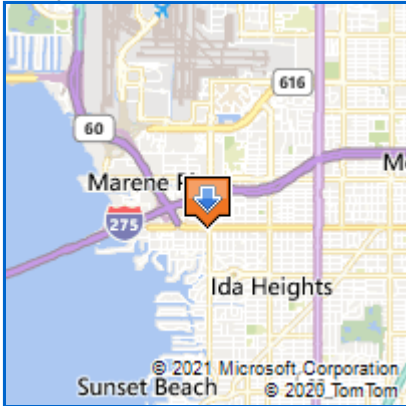
Thursday, February 20, 2020 from  
11:30 AM to 1:30 PM EST  
[Add to Calendar](#)

### Where

**Centre Club**  
123 South Westshore Blvd 8th

Simple tech tips to make life easier on Property Managers.

Floor  
Tampa, FL 33609



[Driving Directions](#)

**Register Now!**

I can't make it

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& Wolk P.A.

  
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Set the vision and experience. Then give the team the support and resources to execute it, do their best work, and showcase their personality. That's the approach Tim Wehner takes in his oversight of Single Family management at Dodson, where he has spent nearly his entire career since graduating from Randolph-Macon College in 2008.

[READ FULL BIO](#)

**WHEN**

Thursday, February 20, 2020  
11:30am - 1:30pm

**WHERE**



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Liberty Adjusters

## GOLD SPONSORS



Second Nature

## SILVER SPONSORS



Citrus Cleaning

Centre Club  
123 South Westshore Blvd 8th Floor  
Tampa, FL 33609

## REGISTER

NARPM Members - \$30  
Non-Members - \$40

**Early Online Registration Deadline:**  
**Wednesday, Feb 19, 2020**  
**\$10 fee at the door**

Lunch will be served

Please choose your menu item at registration  
Chicken Athena  
Stuffed Portabella Mushroom

## CONTACT

Daniel Rothrock  
[president@tampabay.narpm.org](mailto:president@tampabay.narpm.org)

You do not need a PayPal account to register online.  
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**Subject** : March 26th! How to engage your state and local representatives, NARPM PAC and NARPM Advocacy - Why you should care  
**Date** : Friday, March 06, 2020 7:22 am  
**Linked to** : Info  
**From** : "NARPM Tampa Bay" <[info.narpmtb@gmail.com](mailto:info.narpmtb@gmail.com)>  
**To** : <[president@tampabay.narpm.org](mailto:president@tampabay.narpm.org)>



National Association of Residential Property Managers  
T A M P A B A Y C H A P T E R



## How to engage your state and local representatives NARPM PAC and NARPM Advocacy Why you should care

### When

Thursday, March 26, 2020 from  
11:30 AM to 1:30 PM EDT  
[Add to Calendar](#)

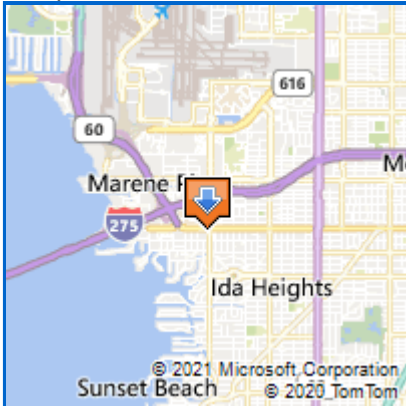
This will be a panel discussion of various representatives involved with state legislative and local law changes effecting our industry. Times are changing and we need to make sure our views are

supported.

## Where

### Centre Club

123 South Westshore Blvd 8th  
Floor  
Tampa, FL 33609



[Driving Directions](#)



Mike Hodges Discusses the March Meeting Highlights

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The Maintenance Pros



Dave Sigler,  
Past president NARPM Florida  
State Chapter



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Accent American



Harry Heist,  
Law Offices of Heist, Weisse, &  
Wolk P.A.



Mike Hodges,  
NEFAR Legislative Chair 2020



Eric Garduno,  
Government Affairs Director Bay  
Area Apartment Assoc



Joe Farrell,  
PRO Director of Government  
Affairs

**WHEN**

Thursday, March 26, 2020  
11:30am - 1:30pm

**WHERE**

Centre Club  
123 South Westshore Blvd 8th Floor  
Tampa, FL 33609

**REGISTER**

NARPM Members - \$30  
Non-Members - \$40

Early Online Registration Deadline:  
Wednesday, March 25, 2020  
\$10 fee at the door

Lunch will be served

Please choose your menu item at registration  
Crab Stuffed Salmon Rosette  
Seasonal Ravioli

**CONTACT**

Daniel Rothrock  
[president@tampabay.narpm.org](mailto:president@tampabay.narpm.org)

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**Subject** : May 14 NARPM Tampa Bay | COVID19 Legal Webinar  
**Date** : Tuesday, May 05, 2020 11:16 am  
**Linked to**: Info  
**From** : "NARPM Tampa Bay" <[info.narpmtd@gmail.com](mailto:info.narpmtd@gmail.com)>  
**To** : <[jlee@eatonrealtyllc.com](mailto:jlee@eatonrealtyllc.com)>



**National Association of Residential Property Managers**  
**T A M P A B A Y C H A P T E R**



## NARPM Tampa Bay | COVID19 Legal Webinar

### When

Thursday, May 14, 2020 from  
2:00 PM to 3:30 PM EDT  
[Add to Calendar](#)

### Where

This is an online event.

Join us for a Zoom Chapter Meeting with Florida  
Landlord Tenant Expert Attorney Harry Heist!

### Topics include:

Florida State Law  
Supreme Court Ruling  
CARES

Educating your Owner  
Non-Payment of Rent  
Non-Renewals  
Failure to Allow Access for Repairs  
Late Fees  
Preparing for Evictions  
Reduce Delays  
Expectations  
and much more!

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Harry Heist

Harry Heist is the founding partner of the Law Offices of Heist, Weisse & Wolk representing a large number of property management companies, owners and investors in legal matters and filing thousands of eviction actions each year. He has evicted well over 150,000 tenants all over Florida.

[READ FULL BIO](#)

#### WHEN:

Thursday, May 14, 2020

2:00 - 3:30pm

Eastern Time (US and Canada)

#### ZOOM INFORMATION:

We will be sending registrants a unique link to join



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the meeting in your confirmation email. Please RSVP.

COST:  
FREE

CONTACT  
Daniel Rothrock  
[president@tampabay.narpm.org](mailto:president@tampabay.narpm.org)

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## BRONZE SPONSORS



Cardinal Roofing



Mr Appliance



On Sight PROS



Rekey My Lock

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**Subject** : NARPM Tampa Bay Tech Panel  
**Date** : Friday, June 05, 2020 12:43 pm  
**Linked to**: Info  
**From** : "NARPM Tampa Bay" <[info.narpmtb@gmail.com](mailto:info.narpmtb@gmail.com)>  
**To** : <[president@tampabay.narpm.org](mailto:president@tampabay.narpm.org)>



**National Association of Residential Property Managers**  
**T A M P A B A Y C H A P T E R**



## NARPM Tampa Bay Tech Panel

### When

Thursday, June 18, 2020 from  
12:00 PM to 1:30 PM EDT  
[Add to Calendar](#)

### Where

This is an online event.

What better way to get caught up the latest in technology tools for our industry than a ZOOM meeting! NARPM members from near and far will host a panel presentation online to show us their favorite tools to make life easier. Come get your geek on!

## TEAM OF EXPERTS



Andy Moore

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Michael F. Krause



Phil Scarborough

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John Goodbrad

### Topics:

- (1) Policies & Procedures
- (2) Dispute Resolution
- (3) Security Deposits
- (4) Work Flow
- (5) Best Maintenance Practices
- (6) Technology 101
- (7) Preventative Maintenance Items
- (8) Fee-based Services
- (9) Service/ES Animals

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Second Nature



Crown Roofing

### WHEN

Thursday, June 18 , 2020  
12:00pm - 1:30pm

### WHERE

Zoom Meeting Online

### REGISTER

NARPM Members - \$15  
Non-Members - \$25

Please provide your NARPM member for confirmation during registration.

### CONTACT

Daniel Rothrock  
president@tampabay.narpm.org

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**Subject** : July 16th! The Experts of Experts Panel Moderated by Harry Heist  
**Date** : Monday, July 06, 2020 9:03 am  
**Linked to**: Info  
**From** : "NARPM Tampa Bay" <[info.narpmtd@gmail.com](mailto:info.narpmtd@gmail.com)>  
**To** : <[jlee@eatonrealtyllc.com](mailto:jlee@eatonrealtyllc.com)>



National Association of Residential Property Managers

T A M P A B A Y C H A P T E R



## The Experts of Experts Panel Moderated by Harry Heist

### When

Thursday, July 16, 2020 from  
 12:00 PM to 1:30 PM EDT  
[Add to Calendar](#)

Zoom on in and hear from some of the top NARPM members from across the country discuss relevant topics in today's market. This will be a virtual event moderated by Harry Heist.

### Where



This is an online event.



Harry Heist - Law Offices of  
Heist, Weisse, Wolk P.A.  
(Moderator)

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## EXPERTS OF EXPERTS TEAM

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Kellie Tollifson - MPM, RPM,  
current NARPM National  
president



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Second Nature

Tiea Vincent - MPM, RMP,  
current Florida State NARPM  
President



Kim Meredith-Hampton -  
MPM, RMP, Florida State  
NARPM past president



Liz Cleyman - MPM, RMP,  
Southwest Region RVP,  
Past Tampa NARPM  
Chapter President



Mario Gonzalez - MPM,  
RMP, GRI, MRP, Florida  
Real Estate Instructor

#### WHEN

Thursday, July 16, 2020  
12:00pm - 1:30pm

#### WHERE

Zoom Meeting Online

#### REGISTER

NARPM Members - \$15  
Non-Members - \$25

Please provide your NARPM member for confirmation during registration.

#### CONTACT

Daniel Rothrock  
president@tampabay.narpm.org

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**Subject** : Don't Miss It! Resident Benefit Package Builder Workshop  
**Date** : Monday, August 31, 2020 10:18 am  
**Linked to** : Info  
**From** : "NARPM Tampa Bay" <[info.narpmtb@gmail.com](mailto:info.narpmtb@gmail.com)>  
**To** : <[jlee@eatonrealtyllc.com](mailto:jlee@eatonrealtyllc.com)>



National Association of Residential Property Managers

T A M P A B A Y C H A P T E R



## Resident Benefit Package Builder Workshop

### When

Thursday, September 17, 2020  
from 12:00 PM to 1:30 PM EDT  
[Add to Calendar](#)

### Where

This is an online event.

Thinking of adding a Residents Benefit Package to your tenants? Shannon from Second Nature will walk through an interactive session to show the benefits of RBPs, share their RBP builder template, and can help walk through the pick list of items that PMs put in their RBPs.



Shannon Anfindsen



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DRIRITE

Shannon Anfindsen is a Senior Regional Sales Manager who has been with Second Nature for three years. Previously covering the West Coast and Pac NW for Second Nature, she has amassed a clientele of hundreds of Property Managers across the United States and has partnered with them to bring tens of thousands of dollars in extra revenue to their businesses. She is natively from Raleigh, NC and currently lives in Charlotte, NC with her fiancé, Chris, and dog, Odell.

#### WHEN

Thursday, September 17, 2020  
12:00pm - 1:30pm

#### WHERE

Zoom Meeting Online

#### FEE

FREE

Please provide your NARPM member for confirmation during registration.

#### CONTACT

Daniel Rothrock  
president@tampabay.narpm.org

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**Subject** : Evictions, Notices, The CDC, & Non-Eviction Possession Strategies with Harry Heist  
**Date** : Tuesday, September 29, 2020 10:18 am  
**Linked to** : Info  
**From** : "NARPM Tampa Bay" <[info.narpmtb@gmail.com](mailto:info.narpmtb@gmail.com)>  
**To** : <[daniel@eatonrealty.com](mailto:daniel@eatonrealty.com)>



National Association of Residential Property Managers  
 T A M P A B A Y C H A P T E R



## Evictions, Notices, The CDC, & Non-Eviction Possession Strategies with Harry Heist

### When

Wednesday, October 14, 2020  
 from 12:00 PM to 1:30 PM EDT  
 Add to Calendar

### Where

Confused about how to get possession? Afraid of violating Federal law? What notices can you give? Does the law apply to just nonpayment evictions? Can you nonrenew? Can you evict? Is there really an "eviction moratorium"?

This is an online event.

Join us on Wednesday, October 4th. Attorney Harry Heist will explain what you can and cannot do right now, where you are at with tenant evictions today and more importantly, learn strategies on how to get possession or maybe even payment without filing an eviction.

Learn the FACTS. Come join the top property managers in for a 90-minute presentation where all the current topics will be covered and we will have a Q & A at the end.

**Register Now!**

I can't make it



Harry Heist

#### EMERALD SPONSORS

**HWW**  
ATTORNEYS AT LAW  
[www.EVICT.com](http://www.EVICT.com)

Law Offices of Heist, Weisse  
& Wolk P.A.



**TheMaintenancePro's**  
FAST RESPONSIVE RELIABLE

The Maintenance Pros

**DRIRITE**  
Structural Drying and Microbial Remediation

DRIRITE

#### WHEN

Wednesday, October 14, 2020  
12:00pm - 1:30pm

#### WHERE

Zoom Meeting Online

#### FEE

FREE

Please provide your NARPM member for confirmation during registration. Once you register, check your confirmation email for your Zoom link.

#### CONTACT

Daniel Rothrock  
[president@tampabay.narpm.org](mailto:president@tampabay.narpm.org)

You do not need a PayPal account to register online. Just choose to pay by Credit or Debit Card.



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**Register Now!**

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**Subject** : Don't Miss It! 7 Ways to Create a Great Customer Experience Strategy  
**Date** : Tuesday, November 03, 2020 1:45 pm  
**Linked to** : Info  
**From** : "NARPM Tampa Bay" <[info.narpmtb@gmail.com](mailto:info.narpmtb@gmail.com)>  
**To** : <[daniel@eatonrealty.com](mailto:daniel@eatonrealty.com)>



National Association of Residential Property Managers

T A M P A B A Y C H A P T E R



## 7 Ways to Create a Great Customer Experience Strategy

*Presented by Daniel Rothrock*

### When

Thursday, November 19, 2020  
from 12:00 PM to 1:30 PM EST  
[Add to Calendar](#)

### Where

This is an online event.

Acquiring a new customer can cost anywhere between 10x to 100x more than retaining them. Therefore, there's no reason why every company shouldn't have a customer experience strategy. It's the easiest way to add to the bottom line.

In this seminar, Daniel Rothrock of Eaton Realty and

President of NARPM Tampa Bay, will cover 7 ways to create a great customer experience strategy. Expect to walk away with at minimum of 3 easy and actionable items that you can implement immediately.

## Register Now!

I can't make it



Daniel Rothrock

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& Wolk P.A.



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The Maintenance Pros



DRIRITE

Daniel Rothrock, Director of Property Management and Broker Associate of Eaton Realty, LLC, specializes in single-family property management in the SE Hillsborough County. Anyone who knows Daniel knows that he strives for perfection. Having tenants pay on time, protecting the integrity of the home, paying attention to detail, and results are just a few of his objectives.

#### WHEN

Thursday, November 19, 2020  
12:00pm - 1:30pm

#### WHERE

Zoom Meeting Online

#### FEE

NARPM Member \$25  
Non-Member \$35  
Affiliate \$25

Please provide your NARPM member for confirmation during registration. After registering, you will receive a confirmation email containing information about joining the meeting.

Registration is a two-step process. Please register and pay and you will be asked to register via Zoom

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to enter the meeting.

## CONTACT

Daniel Rothrock  
[president@tampabay.narpm.org](mailto:president@tampabay.narpm.org)

You do not need a PayPal account to register online.  
 Just choose to pay by Credit or Debit Card.

**Register Now!**

I can't make it

NARPM Tampa Bay Chapter, 695 Central Ave, St. Petersburg, FL 33701

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National Association of Residential Property Managers  
Tampa Bay Chapter



**Tampa Bay Chapter – Zoom Board Meeting  
06-24-2020 / 1:00 PM**

**I. CALL TO ORDER/ROLL CALL**

- a. Quorum established. 4 of the 5 board members were present. People present on the video call: Daniel Rothrock, Andrew Dougill, Lori Hendrix, Bill Hague, Tim Snelgrove, and Janell Lee.

**II. AUDIENCE QUESTIONS/COMMENTS**

- a. Harry Heist will moderate Expert panel. Need to finalize list of experts for the panel. Top approved list for speakers are Kelly Tollison, Mario Gonzalez, Tia Phillip, Kim Hampton. All speakers are former Presidents of their chapters.
- b. Board decided to keep the fee structure the same as the Zoom Webinar from 5/25 on 7/16.
- c. Motion was brought before the board to officially cancel Pitfalls of Property Management due to Covid19 and the liability concerns. Motion was passed to cancel with all voting board members voting in favor of the motion.

**III. CONSENT AGENDA**

- a. No corrections necessary from previous Minutes

**IV. REPORTS**

**a. STRATEGIC DISCUSSION**

- Offer Affiliates a redo for the 2021 Affiliate Tier since they are not getting the value promised in 2020. Motion was brought before the board and approved unanimously. Daniel will reach out to let the affiliates to let them know the plan moving forward. No refunds will be issued.
- Motion was brought before the board to change the term limits of board members from 2 years back to 1 year in hopes more people will choose to serve. The motion carried unanimously. Bylaws were never changed from when the one year term went to 2 year terms. No other action needed at this time.

**b. COMMITTEE REPORTS**

- Affiliates: No news to report
- Designations: N/A
- Education: N/A
- Events: Boat cruise was mentioned with a tentative date for the beginning of the week at Nationals, but no other details are known at this time.
- Legislation: N/A
- Marketing: No news to report
- Membership: N/A
- Recognitions: N/A
- Nominations: It is that time of year for voting to begin for board member positions. Daniel will send out a Survey Monkey to start the process for nominations.
- Grants: N/A

c. SECRETARY'S REPORT

- No news to report

d. TREASURER'S REPORT

- Andrew emailed everyone the treasure's report and the chapter is looking financially healthy at this time.

e. PRESIDENTS-ELECT REPORT

- N/A

f. PRESIDENT'S REPORT:

- Nothing further to report.

V. UNFINISHED BUSINESS

- N/A

VI. NEW BUSINESS

- N/A

VII. DISCUSSION ITEMS

- Nothing further at this time.

VIII. ADJOURNMENT

- Meeting called to adjourn.

Pending Date	



**Tampa Bay Chapter – Zoom Board Meeting  
07-13-2020 / 3:00 PM**

**I. CALL TO ORDER/ROLL CALL**

- a. No quorum established. Only 3 of the 5 board members were present. People present on the video call: Daniel Rothrock, Andrew Dougill, Tim Snelgrove, Bill Hague, and Janell Lee.

**II. AUDIENCE QUESTIONS/COMMENTS**

- a. 43 people signed up for Thursdays events. Event was pushed in markets where speakers are located.
- b. Next event is September with Dave Sigler. Someone needs to reach out to him to make sure everything is on schedule. Daniel will delegate the task.

**III. CONSENT AGENDA**

- a. No corrections necessary from previous Minutes

**IV. REPORTS**

**a. STRATEGIC DISCUSSION**

- Board discussed the National Apartment Association's legislation to stop the Eviction Moratorium. This link: <https://www.naahq.org/advocacy/action-center/advocacy-365?vvsrc=%2fCampaigns%2f75719%2fRespond> will give you further information about the matter.

**b. COMMITTEE REPORTS**

- Affiliates: No news to report
- Designations: N/A
- Education: N/A
- Events: Boat cruise was mentioned with a tentative date for the beginning of the week at Nationals, but no other details are known at this time.



- Legislation: N/A
- Marketing: No news to report
- Membership: N/A
- Recognitions: N/A
- Nominations: N/A
- Grants: N/A

c. SECRETARY'S REPORT

- No news to report

d. TREASURER'S REPORT

- No News to report regarding treasures report since meetings have been cancelled.  
With the attendance for this month's meeting, Andrew will update report at the end of the month for everyone to review.

e. PRESIDENTS-ELECT REPORT

- N/A

f. PRESIDENT'S REPORT:

- Nothing further to report.

V. UNFINISHED BUSINESS

- N/A

VI. NEW BUSINESS

- N/A

VII. DISCUSSION ITEMS

- Nothing further at this time.

VIII. ADJOURNMENT

- Meeting called to adjourn.

Pending Date	

# Members

Search ☐ by name ☒ by location ☒ search in this chapter only

First:

Last:

Company:

City:

State:

All States



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## Chapter President, Chapter Leader

### Lori Hendrix

1022 Land O Lakes Blvd,  
Lutz, FL 33549

[Get Directions](#)

Phone: 813-949-7444

[Send Email](#)

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## Chapter President Elect, Chapter Leader

### William Hague

14012 Spector Road,  
Lithia, FL 33547

[Get Directions](#)

Phone: 813-672-8022

Fax: 813-283-4846

[Send Email](#)

[Refer a Client Lead to Member](#)



## Chapter Past President, Chapter Leader

### Daniel Rothrock

14012 Spector Road,  
Lithia, FL 33547

[Get Directions](#)

Phone: 813-672-8022

Fax: 813-283-4846

[Send Email](#)

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## Chapter Secretary, Chapter Leader

### Tim Snelgrove

801 West Bay Dr,  
Largo, FL 33770

[Get Directions](#)

Phone: 727-244-7498

[Send Email](#)

[Refer a Client Lead to Member](#)



## Chapter Treasurer, Chapter Leader

### Andrew Dougill

3900 W Dale Avenue,  
Tampa, FL 33609

[Get Directions](#)

Phone: 813-875-7474

Fax: 813-875-7474

[Send Email](#)

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Daniel Rothrock &lt;daniel@eatonrealtyllc.com&gt;

---

## New Board

11 messages

**Daniel Rothrock** <daniel@eatonrealtyllc.com>

Fri, Aug 21, 2020 at 1:34 PM

To: Daniel Rothrock <daniel@eatonrealtyllc.com>, Bill Hague <bhague@eatonrealtyllc.com>, Andrew Dougill <Andrew@hoffmanrealty.com>, Lori Hendrix <pmaccounts@dennisrealty.com>, Justin Dean <justin@deandewitt.com>, Jimmy Garcia <JLGarciapm@gmail.com>

Team:

There's no need for a formal vote as the only people that were nominated were for a single role and already on the board.

PP - Daniel R.

P - Lori H.

PE - Bill H.

T - Andrew D.

S - Tim S.

That said, I make a motion to vote to this board for 2021.

All the best,

Schedule an appointment with me: <https://calendly.com/danielrothrock>

**Buying, selling, or renting out a home is complicated, and a lot of money is at risk. Eaton Realty simplifies all real estate transactions so you can move confidently with less stress.**

PS: Thinking about [purchasing a home](#)? Ask me about our \$1,000 new home rebate!

Daniel Rothrock, Master Property Manager®

Director of Property Management

[daniel@eatonrealty.com](mailto:daniel@eatonrealty.com)

NARPM Tampa Bay President 2019-2020

813.672.8022 x 116 office

813.283.4846 Fax



14012 Spector Rd | Lithia, FL 33547

<https://www.eatonrealty.com>

---

**Lori Hendrix** <PMAccounts@dennisrealty.com>

Fri, Aug 21, 2020 at 1:36 PM

To: Daniel Rothrock &lt;daniel@eatonrealtyllc.com&gt;

Cc: Andrew Dougill &lt;Andrew@hoffmanrealty.com&gt;, Bill Hague &lt;bhague@eatonrealtyllc.com&gt;, Jimmy Garcia

&lt;JLGarciapm@gmail.com&gt;, Justin Dean &lt;justin@deandewitt.com&gt;

I Second

[Quoted text hidden]

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Sent from Gmail Mobile

---

**Bill Hague** <bhague@eatonrealtyllc.com>

Fri, Aug 21, 2020 at 1:39 PM

To: Lori Hendrix <pmaccounts@dennisrealty.com>, Daniel Rothrock <daniel@eatonrealtyllc.com>

Cc: Andrew Dougill <Andrew@hoffmanrealty.com>, Jimmy Garcia <JLGarciapm@gmail.com>, Justin Dean <justin@deandewitt.com>

Hi Lori,

I will third the motion.

Thanks,

*Bill Hague*

Bill Hague, RMP®  
Senior Property Manager  
[bhague@eatonrealty.com](mailto:bhague@eatonrealty.com)

813.672.8022 x128 office



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<https://www.eatonrealty.com>



PS. If you have a minute, will you post a review of us online? Visit <http://www.eatonrealty.com/review> for links.

----- Original Message -----

[Quoted text hidden]

[Quoted text hidden]

---

**Andrew Dougill** <Andrew@hoffmanrealty.com>

Fri, Aug 21, 2020 at 1:55 PM

To: Bill Hague <bhague@eatonrealtyllc.com>, Lori Hendrix <pmaccounts@dennisrealty.com>, Daniel Rothrock <daniel@eatonrealtyllc.com>

Cc: Jimmy Garcia <JLGarciapm@gmail.com>, Justin Dean <justin@deandewitt.com>

I fourth the motion.

It looks like Lori now knows her new Board?

Kind regards,

Andrew Dougill  
Hoffman Realty, LLC  
"Dedicated to Your Success"  
[5612 S Manhattan Ave, Tampa FL 33616](https://www.hoffmanrealty.com)

Office: (813) 875-7474 x 103 Fax: (813) 354-9278

<mailto:Andrew@HoffmanRealty.com>



**Hoffman Realty**  
LLC  
**Tampa Property Management**

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*National Association of Residential Property Managers. Tampa Bay Chapter Treasurer 2015 - 2020*

*Greater Tampa Realtors. Property Management Committee 2012 - 2020, Vice-Chair 2013, Chair 2014*



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[Quoted text hidden]

---

**Bill Hague** <[bhague@eatonrealtyllc.com](mailto:bhague@eatonrealtyllc.com)>

Fri, Aug 21, 2020 at 1:59 PM

To: Andrew Dougill <[Andrew@hoffmanrealty.com](mailto:Andrew@hoffmanrealty.com)>, Lori Hendrix <[pmaccounts@dennisrealty.com](mailto:pmaccounts@dennisrealty.com)>, Daniel Rothrock <[daniel@eatonrealtyllc.com](mailto:daniel@eatonrealtyllc.com)>

Cc: Jimmy Garcia <[JLGarciapm@gmail.com](mailto:JLGarciapm@gmail.com)>, Justin Dean <[justin@deandewitt.com](mailto:justin@deandewitt.com)>

Hi Andrew,

Motion passed. Welcome new board! Although it would be nice to see some new blood. Looks like we got our work cut out for us.

Thanks,

*Bill Hague*

Bill Hague, RMP®  
Senior Property Manager  
[bhague@eatonrealty.com](mailto:bhague@eatonrealty.com)

813.672.8022 x128 office



**Eaton Realty**

14012 Spector Rd | Lithia, FL 33547

<https://www.eatonrealty.com>



PS. If you have a minute, will you post a review of us online? Visit <http://www.eatonrealty.com/review> for links.

## ----- Original Message -----

[Quoted text hidden]

[Quoted text hidden]

---

**Lori Hendrix** <pmaccounts@dennisrealty.com>

Fri, Aug 21, 2020 at 2:07 PM

To: Bill Hague &lt;bhague@eatonrealtyllc.com&gt;, Andrew Dougill &lt;Andrew@hoffmanrealty.com&gt;, Daniel Rothrock &lt;daniel@eatonrealtyllc.com&gt;

Cc: Jimmy Garcia &lt;JLGarciapm@gmail.com&gt;, Justin Dean &lt;justin@deandewitt.com&gt;

Their loss ☺

I'm looking forward to a great year!

Regards,

Lori

[Quoted text hidden]

---

**Andrew Dougill** <Andrew@hoffmanrealty.com>

Fri, Aug 21, 2020 at 2:25 PM

To: Lori Hendrix &lt;pmaccounts@dennisrealty.com&gt;, Bill Hague &lt;bhague@eatonrealtyllc.com&gt;, Daniel Rothrock &lt;daniel@eatonrealtyllc.com&gt;

Cc: Jimmy Garcia &lt;JLGarciapm@gmail.com&gt;, Justin Dean &lt;justin@deandewitt.com&gt;

Me too.

It is understandable with the limitations on social gatherings that we don't have new blood.  
But we know that we have a quality Board for 2021!

Kind regards,

Andrew Dougill

Hoffman Realty, LLC

"Dedicated to Your Success"

5612 S Manhattan Ave, Tampa FL 33616

Office: (813) 875-7474 x 103 Fax: (813) 354-9278

<mailto:Andrew@HoffmanRealty.com>



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*National Association of Residential Property Managers. Tampa Bay Chapter Treasurer 2015 - 2020  
Greater Tampa Realtors. Property Management Committee 2012 - 2020, Vice-Chair 2013, Chair 2014*



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[Quoted text hidden]

**Daniel Rothrock** <daniel@eatonrealtyllc.com>

Fri, Aug 21, 2020 at 3:08 PM

To: Andrew Dougill <Andrew@hoffmanrealty.com>, Lori Hendrix <pmaccounts@dennisrealty.com>, Bill Hague <bhague@eatonrealtyllc.com>

Cc: Jimmy Garcia <JLGarciapm@gmail.com>, Justin Dean <justin@deandewitt.com>

New blood will be imperative for long-term success and I won't lie in saying that we didn't have more people respond to the survey. Nonetheless, I understand the circumstances and agree that we have a solid board poised for 2021.

With that said, this motion has been approved and I'll inform nationals of our decision.

All the best,

Schedule an appointment with me: <https://calendly.com/danielrothrock>

**Buying, selling, or renting out a home is complicated, and a lot of money is at risk. Eaton Realty simplifies all real estate transactions so you can move confidently with less stress.**

PS: Thinking about purchasing a home? Ask me about our \$1,000 new home rebate!

Daniel Rothrock, Master Property Manager®

Director of Property Management

[daniel@eatonrealty.com](mailto:daniel@eatonrealty.com)

NARPM Tampa Bay President 2019-2020

813.672.8022 x 116 office

813.283.4846 Fax



14012 Spector Rd | Lithia, FL 33547

<https://www.eatonrealty.com>



[Quoted text hidden]

**Justin Dean** <Justin@deandewitt.com>

Fri, Aug 21, 2020 at 3:48 PM

To: Daniel Rothrock <daniel@eatonrealtyllc.com>

Cc: Andrew Dougill <Andrew@hoffmanrealty.com>, Lori Hendrix <pmaccounts@dennisrealty.com>, Bill Hague <bhague@eatonrealtyllc.com>, Jimmy Garcia <JLGarciapm@gmail.com>

Congratulations all! Truly an excellent board!

Wow...it's been probably close to 10 years that I served in some capacity for this chapter, but (as everyone can see) it's time for me to move on.

You all will do an awesome job.

I look forward to supporting you all unofficially for years to come.

Sincerely,

Justin Dean  
727.820.0352 ext 108  
Dean & DeWitt Property Management  
[www.rentinstpete.com](http://www.rentinstpete.com)

*National Association of Residential Property Managers*

*Tampa Bay Chapter President 2017-2018*

*Tampa Bay Chapter Vice President 2015-2016*

*Tampa Bay Chapter Treasurer 2012-14*

*Pinellas Realtor Organization*

*Leasing & Property Management Council Chair 2013 & 2014*



[Quoted text hidden]

---

**Lori Hendrix** <pmaccounts@dennisrealty.com>

Fri, Aug 21, 2020 at 4:29 PM

To: Justin Dean <Justin@deandewitt.com>, Daniel Rothrock <daniel@eatonrealtyllc.com>

Cc: Andrew Dougill <Andrew@hoffmanrealty.com>, Bill Hague <bhague@eatonrealtyllc.com>, Jimmy Garcia <JLGarciapm@gmail.com>

Thank you, Justin.

Thank you so much for everything that you contributed to our chapter over this past decade. Please don't disappear, we still need you!

You don't give yourself enough credit. You are a big part of our chapters' success. We are talking a decade, Justin!

Regards,

Lori

[Quoted text hidden]

---

**Daniel Rothrock** <daniel@eatonrealtyllc.com>

Fri, Aug 21, 2020 at 4:35 PM

To: Lori Hendrix <pmaccounts@dennisrealty.com>, Justin Dean <Justin@deandewitt.com>

3/15/2021

Eaton Realty LLC Mail - New Board

Cc: Andrew Dougill <Andrew@hoffmanrealty.com>, Bill Hague <bhague@eatonrealtyllc.com>, Jimmy Garcia <JLGarciapm@gmail.com>

Agreed. #DontDisappear

All the best,



Schedule an appointment with me: <https://calendly.com/danielrothrock>

**Buying, selling, or renting out a home is complicated, and a lot of money is at risk. Eaton Realty simplifies all real estate transactions so you can move confidently with less stress.**

PS: Thinking about purchasing a home? Ask me about our \$1,000 new home rebate!

Daniel Rothrock, Master Property Manager®  
Director of Property Management  
[daniel@eatonrealty.com](mailto:daniel@eatonrealty.com)  
NARPM Tampa Bay President 2019-2020

813.672.8022 x 116 office  
813.283.4846 Fax



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----- Original Message -----

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[Quoted text hidden]

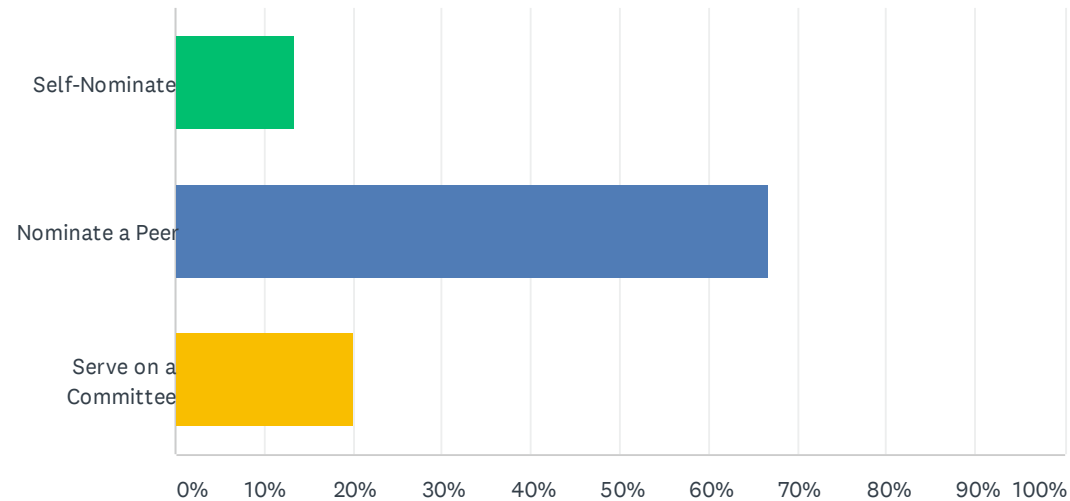
## Q1 Hello, my name is \_\_\_\_\_!

Answered: 15   Skipped: 0

#	RESPONSES	DATE
1	Andrew Dougill	8/19/2020 7:08 PM
2	Lori Hendrix	8/18/2020 12:31 PM
3	Tim Snelgrove	8/14/2020 4:11 PM
4	Andrew Dougill	8/14/2020 2:15 PM
5	Paul Arrington	8/14/2020 1:52 PM
6	Tim Snelgrove	8/14/2020 11:52 AM
7	Lori Hendrix	8/10/2020 12:01 PM
8	Hon Wong	8/7/2020 9:35 AM
9	Lori Hendrix	8/6/2020 8:37 PM
10	Kym Ottaviani	8/6/2020 8:22 PM
11	Debra Deacon Coolidge	7/16/2020 10:31 AM
12	Justin Dean	7/1/2020 4:39 PM
13	Leonardo Yuque	6/25/2020 11:38 AM
14	Bill Hague	6/25/2020 11:30 AM
15	Daniel Rothrock	6/24/2020 6:39 PM

## Q2 What do you want to do?

Answered: 15 Skipped: 0



ANSWER CHOICES	RESPONSES	
Self-Nominate	13.33%	2
Nominate a Peer	66.67%	10
Serve on a Committee	20.00%	3
TOTAL		15

## Q3 Who are you nominating?

Answered: 9   Skipped: 6

ANSWER CHOICES	RESPONSES	
Name	100.00%	9
Company	66.67%	6
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	0.00%	0
Phone Number	0.00%	0

#	NAME	DATE
1	Tim Snelgrove	8/18/2020 12:31 PM
2	Andrew Dougill	8/14/2020 4:12 PM
3	Tim Snellgrove	8/14/2020 2:15 PM
4	Tim Snelgrove	8/14/2020 1:53 PM
5	Bill Hague	8/10/2020 12:01 PM
6	Andrew Dougill	8/6/2020 8:38 PM
7	Tim Snelgrove	7/1/2020 4:40 PM
8	Tim Snelgrove	6/25/2020 11:30 AM
9	Bill Hague	6/24/2020 6:39 PM

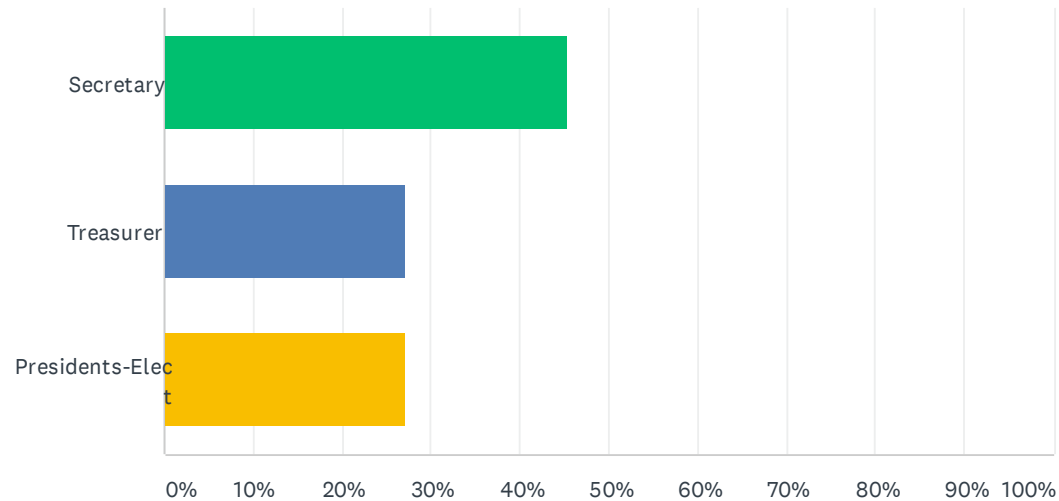
# NARPM Tampa Bay Nominations | 2020

#	COMPANY	DATE
1	Hoffman Realty	8/14/2020 4:12 PM
2	Eaton Realty	8/10/2020 12:01 PM
3	Hoffman Realty	8/6/2020 8:38 PM
4	Checkerboard Realty	7/1/2020 4:40 PM
5	Checkerboard Realty	6/25/2020 11:30 AM
6	Eaton Realty	6/24/2020 6:39 PM
#	ADDRESS	DATE
	There are no responses.	
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY/TOWN	DATE
	There are no responses.	
#	STATE/PROVINCE	DATE
	There are no responses.	
#	ZIP/POSTAL CODE	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
	There are no responses.	
#	PHONE NUMBER	DATE
	There are no responses.	



## Q4 Which position(s) are you recommending?

Answered: 11 Skipped: 4

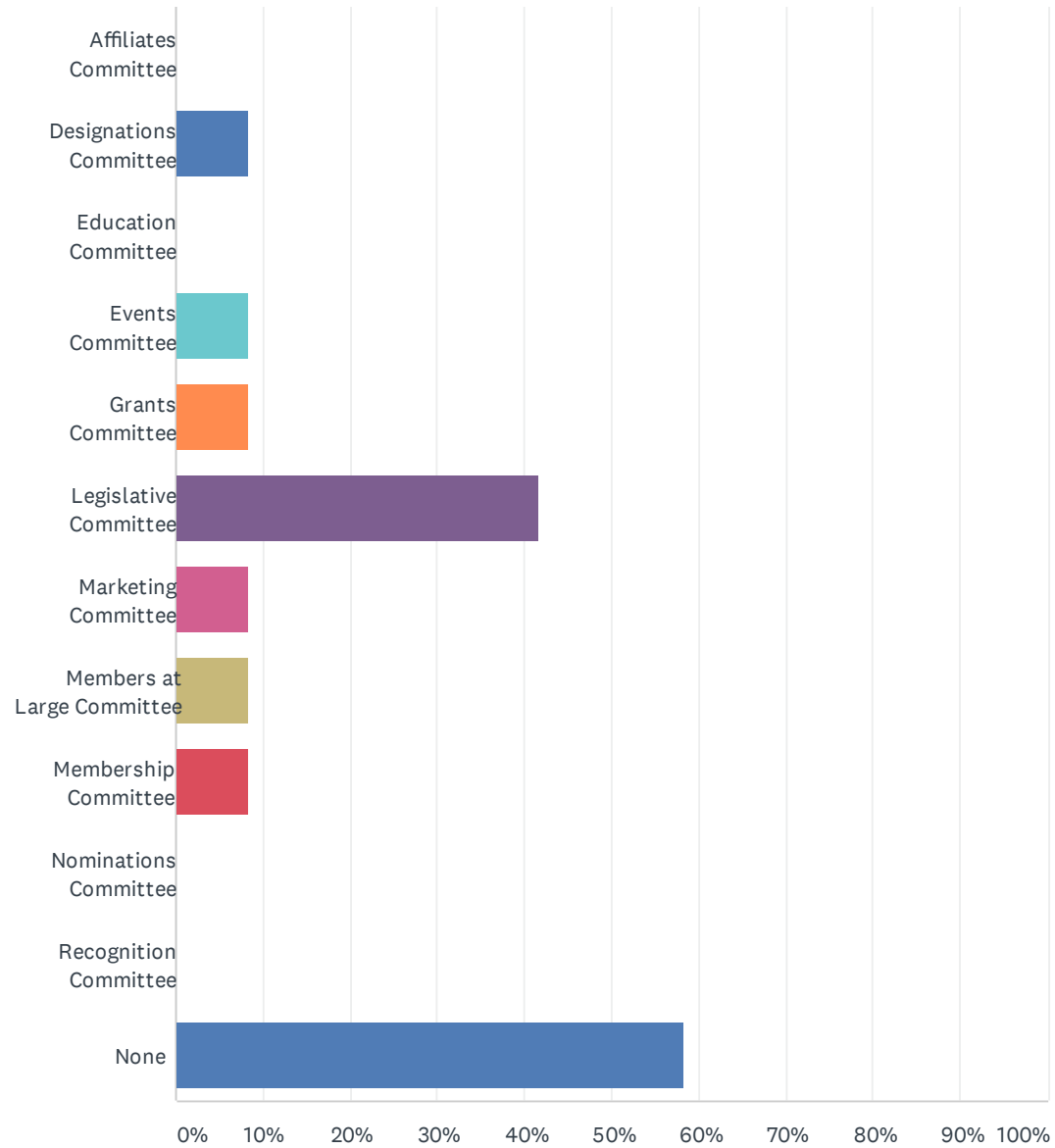


ANSWER CHOICES	RESPONSES	
Secretary	45.45%	5
Treasurer	27.27%	3
Presidents-Elect	27.27%	3
Total Respondents: 11		

## Q5 What committee(s) are you interested in serving on?

Answered: 12   Skipped: 3

## NARPM Tampa Bay Nominations | 2020



# NARPM Tampa Bay Nominations | 2020

ANSWER CHOICES	RESPONSES	
Affiliates Committee	0.00%	0
Designations Committee	8.33%	1
Education Committee	0.00%	0
Events Committee	8.33%	1
Grants Committee	8.33%	1
Legislative Committee	41.67%	5
Marketing Committee	8.33%	1
Members at Large Committee	8.33%	1
Membership Committee	8.33%	1
Nominations Committee	0.00%	0
Recognition Committee	0.00%	0
None	58.33%	7
Total Respondents: 12		