



Tarpon Bay Homeowners Association, Inc.

*124 Kenny Blvd
Haines City, FL 33844
Phone: (863) 216-8633*

For the calendar year 2024

Dear Tarpon Bay Homeowner,

We'd like to extend congratulations on the recent purchase of your home and a warm welcome to our community!

We manage the day-to-day operations of the neighborhood and want to give you a brief explanation of what we do and also send a reminder of what is expected of you as a member of the Association.

We will maintain a community directory and the Association records and files, keep up with all maintenance on the common areas of the property, maintain the Association financials, collect the Association dues, and help prepare the annual budget. We will be responsible for vendor management, obtaining bids for projects and regular maintenance, and making sure the neighborhood is run with efficiency. Together, we will keep Tarpon Bay a nice place to live.

An Association representative will perform site visits. These visits will include an inspection of the common property (landscaping, pool, common areas), covenant violations, and a follow up inspection of any work performed by a third-party contractor. If you notice a covenant violation or common area maintenance issue, please notify us via email at tarponbay@feltrim.com. When reporting a violation, it is important that you include the address of the home in violation. If you have an inquiry to the Association that is of a financial nature (such as seeking the balance of HOA dues, etc.), please reach out to tarponbayHOA@feltrim.com.

At the beginning of each calendar year, the amount of monthly HOA dues is calculated based on the annual budget and can change from year to year. Monthly HOA dues in the amount of \$145.84 (the 2024 calendar year rate) are due on the 1st of every month and are assessed a late fee if not paid by the 15th of the month. The late fee is \$25.00 plus interest. Monthly assessments can be paid by check, by ACH, credit card or on our website <https://tarponbayhoa.com/pay-dues>. Please contact us at tarponbayhoa@feltrim.com should you wish to set up an automated ACH payment.

You can find the answers to frequently asked questions at <https://tarponbayhoa.com/faqs> and various important resources (including all the documents included in your welcome packet) are readily accessible on our website at <https://tarponbayhoa.com/records>. If the answer to your question cannot be found there, please contact us and we'd be happy to resolve any inquiries you'd have!

Sincerely,

Tarpon Bay Homeowners Association

Phone. 863-216-8633

E-mail. tarponbay@feltrim.com (Non-financial); tarponbayhoa@feltrim.com (Financial)

Link to make payments: <https://tarponbayhoa.com/pay-dues>