



Association Management

419 Howard Ave Unit A, Lakeland FL 33815

863-808-0445

TitaniumLakeland.Com

Are you ready for a change in HOA Management?

**Tired of no return calls? Unpaid vendors calling?
Homeowner complaints? Unknown Financial status?
I can help you with ALL that!**

My name is Cathy Nice, Licensed CAM and Associate Broker at Titanium Real Estate, LLC and I will be the one assisting you going forward. The needs of each association are often unique. Let's discuss YOUR association needs. Details can be the difference between profit and loss, which is why we spare no efforts in ensuring the accuracy and security of the financial records of your association. Let's talk about your community goals and how we can help make your community better and the Board of Directors job easier. You can reach me at: Cathy@TitaniumLakeland.Com or call 863-808-0445 and I will answer. Should you need to leave me a message, I will call you back, that's a promise!

See for yourself, go to our website TitaniumLakeland.com and read the reviews to see what past & current board members are saying about our HOA management.



HOA ASSOCIATION MANAGEMENT

Presentation

Are you Ready for a Change in Management?

OUR COMPANY

Titanium Real Estate, LLC is a full-service real estate company dedicated to providing communities like yours with a better, more accessible, and more profitable property management experience. We provide association board of directors with the highest quality property management services using user friendly software for both board members and homeowners.

“Our desire is to create an exceptional service with professionalism and integrity.”



Property Managers

Our local staff is accessible and ready to provide assistance whenever the situation requires.



KERRY NICE

BROKER/OWNER Titanium Real Estate



CATHY NICE

BROKER ASSOCIATE, LIC. CAM

Cathy handles the property management accounting. Her acute sense of detail ensures accurate accounting every time. She has lived in Lakeland for over 20 years.

Cathy is customer/client driven to achieving results and providing exceptional service. She is actively involved in the day-to-day operations of Titanium Real Estate, Homeowners Association Management and Mobile Home Sales. She holds a Florida Broker Associate and CAM license.

Community Needs Are Different

OVERVIEW

The needs of each association are often unique. Based on our initial discussions, we can narrow down the biggest concerns.

From inspections for violations and preventative maintenance and financial oversights to detailed communication you can finally take a break from the stress and headache of being a volunteer board member. We have your back! Our software will allow us to help you get your life back by being the “constant” buffer between the residents and board members. As a volunteer you deserve to enjoy your community, you have worked hard long enough, lets us do your “heavy lifting”.



OUR SERVICES

Management Services

- Annual meeting attendance
- Locally owned and operated office
- Vendor oversight
- Contract Negotiations
- Work with title through real estate sales
- Governing Document consultation
- Attention to details
- Designated Property Manager

Completely Transparent Financial Management

- Financials available to association via portal 24/7
- Statements emailed to homeowners

- Operating and Reserve account management
- Billing and Collecting homeowner dues
- Homeowner portals or assessments
- Third Party collections process
- Accounts Payable service
- Accounts Receivable service
- Annual Budget Preparation
- Annual Tax Filing Prep

Effective Collection Process

- Customized action plan per delinquent account
- No Risk to the association = **Zero cost to association**
- Ethical Treatment of Delinquent Owners
- Fully Transparent Reporting
- FDCPA compliant

Maintenance and Compliance Inspections

- Inspection of your association
- Courtesy reminders sent to owners
- Compliance Notices
- Review of Common Area Elements
- Review of Vendor/Contractor work
- Violation Report given to Board Monthly
- Review of ACC
- Care of landscaping
- Reserve Analysis facilitation

Technology – Our association portals offer streamline communication giving homeowners and board members instant access to information.

- Welcome Messages
- Online document storage via portal
- Ability to make community announcements through resident portals
- Contact Us for instant communication to your management company

- **Send broadcast emails and send notices and documents**

Board Members

- **Board and Committee Specific Document folders**
- **Flexible Security – include private and public documents**
- **24/7 access – eliminate unnecessary emails**
- **Budgets**
- **Delinquency Reports posted**
- **Violation details**
- **Interactive communication between management company and committee members**

Homeowners

- **Secure online information**
- **Real-time homeowner account balance and details**
- **Online payment options**
- **ACC submissions online**
- **Status of request with approval/denial letter**
- **Homeowners can update their information**
- **Homeowners can view online their violations and/or work order requests**
- **Document storage for Covenants and restrictions, meeting minutes, and financials.**