Quail Forrest Homeowner Association – Oldsmar, Florida, Inc.
Collection Policy

The Board of Directors of Quail Forrest Homeowners' Association – Oldsmar, Florida, Inc. adopts the following policy as written. This document sets forth the policy regarding the collection of assessments pursuant to the Association's governing documents and Florida Statute § 720.3085, as amended.

The Board establishes the Association's fiscal year as January 1 through December 31, which shall serve as the regular assessment period. Assessments are due on the first (1st) of each month and considered delinquent after 30 days from the due date.

Notice of Late Assessments

On the 31st day after the assessment payment is due and remains unpaid, a Notice of Late Assessment (NOLA) shall be sent by the Association's management.

Interest

Beginning on the 31st day after the assessment becomes delinquent, the Association shall charge interest at the highest rate allowed by law, currently eighteen percent (18%) per annum, as permitted under Florida Statute § 720.3085, as may be amended from time to time.

Pre-Lien Notice

At this point any and all charges incurred by the association in pursuing the overdue balance shall be the responsibility of the delinquent owner and be added to the amount owing, along with accrued interest.

If the assessment remains unpaid thirty (30) days after the issuance of the NOLA, the Association's attorney shall send a forty-five (45) day Notice of Intent to Lien (ITL) to the delinquent homeowner, in accordance with Florida law.

Lien

Upon expiration of the forty-five (45) day ITL notice period, the Association's attorney shall submit a Claim of Lien to the Board for execution. After recording the executed lien, the attorney shall send a second forty-five (45) day Notice of Intent to Foreclose (ITF), together with a copy of the recorded lien, to the homeowner.

Mailing of Notices

All notices shall be sent to the address listed in the Association's official records and to the property address if different. The homeowner is responsible for ensuring that the Association has a current and accurate mailing address. Failure to provide a proper mailing address shall not excuse or delay the obligation to pay assessments.

The NOLA, ITL, and ITF notices shall be mailed to:

The property address within the community; and any offsite address designated by the homeowner as the official notice address.

Waiver of Interest

The Board of Directors shall treat all homeowners equally. Interest accrued on delinquent assessments shall not be waived for homeowners with an extensive delinquency history. However, at the sole discretion of the Board, interest may be waived under extenuating circumstances.

Any waiver granted in a specific instance shall not constitute a waiver in any other instance. Homeowners requesting a waiver of interest must submit a written request explaining the reason for the assessment delinquency.

Adoption

This Assessment Collection Policy was duly adopted by the Board of Directors at the April 21, 2026, meeting of the Board of Directors.

By: Marilyn Kagan 4/21/26
Board Member President
(Print, Sign, Officer Role and Date)