

TPOA Board Policy on Organizational Storage

The Tampa Palms Owners Association has a limited amount of space available in the renovated building at Compton Park for storage of items by organizations frequently using the facility. In order to accommodate more than one organization's use of the space, and not to show favoritism to any organization, the Tampa Palms Owner's Association will allow organizational use of the available space on a first-come, first-served basis under the following terms:

1. The two available spaces in Storage Room #2 is shown in the attached diagram. The first, just to the left of the door between the Admin room and the storage room, measures 48 inches wide by 18 wide inches deep, and will accommodate two cabinets each measuring 24 inches wide by 18 inches deep. The second, just to the right of the door, measures 30 inches wide by 24 inches deep and will accommodate a single cabinet of those dimensions.
2. In order to allow storage for up to three organizations, an organization may have one cabinet, not to exceed 30 inches wide by 24 inches deep for use the smaller space, or one cabinet up to 24 inches wide and 18 inches deep for use in the larger space.
3. An organization must procure and place its cabinet at its own expense. Items stored in the cabinet will be for the exclusive use and benefit of the organization, and not the Tampa Palms Owner's Association. An organization may use only its own cabinet and may not place items outside of it, or on other cabinets, shelving, or floor space.
4. The cabinet must be available for fire inspection and therefore it may not be locked.
5. An organization must keep the contents of its cabinet clean and orderly, and must clean it once a year, at minimum. It must further agree to store no items such as fuel or flammables, or other items not permitted by the Fire Marshal.
6. The organization must execute the attached agreement specifying that by leaving its property no bailment is created between it and the Tampa Palms Owner's Association. The organization maintains exclusive possession, use and control of its property, and is the sole user of the property. The organization must agree that the TPOA receives no benefit from the property being stored on the premises, and must also agree to hold the TPOA harmless for loss or damage to the organization's cabinet or its contents. Further, the organization must agree to indemnify the TPOA for any losses caused by the organization's storage of its property on the premises.
7. An organization must apply to the TPOA Community Manager for permission to utilize the designated storage space. Space will be allocated on a first-come, first-served basis. If there are several organizations competing for more space than is available, the Community Manager may request justification from the competing organizations as to why each should be awarded space. The Community Manager's decision shall be final.

Wherefore, the Tampa Palms Association Board approves this policy October 20, 2015.



William R. Edwards
President

COMPTON PARK STORAGE AGREEMENT

The following Agreement between the Tampa Palms Owner's Association, Inc. (hereafter, the TPOA) and _____ (hereafter, the organization) is executed as a precondition to being permitted storage in designated space in the TPOA Compton Park facility at 16101 Compton Drive, Tampa Fl 33647 (hereafter, the premises).

WAIVER OF BAILMENT

The organization, by leaving its property or the property of its members within its solely-owned storage locker within the Compton Park facility, agrees that no bailment is created under Florida Statutes, as may be amended from time to time, between the organization or its members, and the Tampa Palms Owner's Association, Inc. Specifically, the organization and its members agree that the organization maintains exclusive possession, use and control of its property, and shall be the sole user of the property. The organization agrees that the TPOA receives no compensation and no benefit from the organization's property being stored on the premises; and that the organization is the sole beneficiary of its being permitted to store items on the premises. By executing this Agreement, the organization and its members agree that the TPOA shall in no way be liable for loss or damage to the organizations property, including its cabinet and the items stored within, and holds the TPOA harmless for any such loss or damage that may arise while the property is on the premises.

COMPLIANCE WITH TERMS AND CONDITIONS OF USE

The Organization agrees to abide by the Terms and Conditions of Use Of Compton Park Storage Facilities at Attachment 1, acknowledges that violation of the Terms and Conditions of Use will result in withdrawal of the Organization's storage privileges. The Organization and agrees to remove its property from the premises promptly if instructed to do so. If the organization fails to remove its property within a reasonable time (not to exceed 30 days) after being instructed to do so, the TPOA may donate it to charity.

INDEMNIFICATION

The organization agrees to indemnify and compensate the TPOA for any loss or damage to the premises, or injury to its personnel caused by the organization's storage of its property on the premises.

Executed _____
Date

FOR THE BOARD

FOR THE ORGANIZATION

Signature

Signature

Printed Name

Printed Name

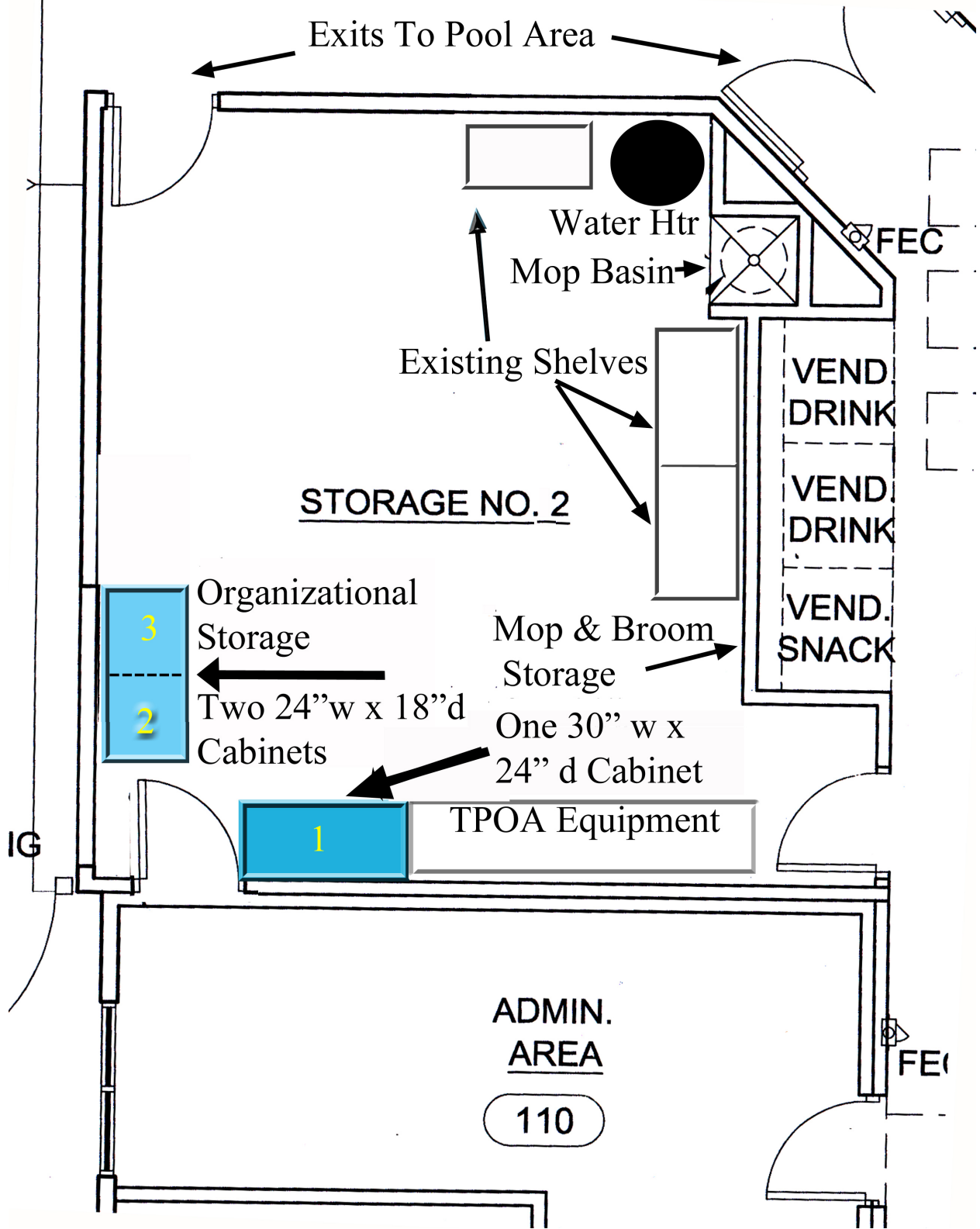
Community Manager

Position

Attachment 1
Terms and Conditions of Use of Compton Park Storage Facilities
Effective from October, 2015

1. An organization must apply to the TPOA Community Manager for permission to utilize the available storage space in the renovated building. No organizational storage is available in the new building. Space will be allocated on a first-come, first-served basis. If there are several organizations requesting more space than is available, the Community Manager may request justification from the organizations as to why each should be awarded space. Such a request should address factors such as the benefit of the storage space to the organization, including any safety considerations; and benefit to the residents of Tampa Palms and the Tampa Palms community if storage is allowed. The Community Manager's decision shall be final.
2. The space assigned for use of your organization is shown on the attached diagram, and is space number _____. Spaces number 1 and 2 are each 18 inches deep and 24 inches wide. Space number 3 is 24 inches deep and 36 inches wide. The organization may install one cabinet, not to exceed the size of the space designated for its use. The cabinet must be acquired and installed at the organization's own expense.
3. The designated spaces allow storage for up to three organizations. If an organization chooses a smaller cabinet than the size of its designated space, more organizations may be accommodated within the remaining organizational storage space.
4. Items stored in the organization's cabinet will be for the exclusive use and benefit of the organization, and not the Tampa Palms Owner's Association. An organization may use only its own cabinet and may not place items outside of it, or on other cabinets, shelving, or floor space. No items are to be stored in spaces designated for use by other organizations, whether assigned or not. No items are to be stored in spaces that are for use by the TPOA.
5. The cabinet must be available for fire inspection and therefore it may not be locked.
6. An organization must keep the contents of its cabinet clean and orderly, and must clean it once a year, at minimum. It must further agree to store no items such as fuel or flammables, or other items not permitted by the Fire Marshal.
7. An officer of or person responsible for an organization wishing to utilize the designated available space in the Compton Park facility must agree to and execute (sign) the Waiver of Bailment and Indemnification Agreement.

Compton Park Storage Diagram



Drawing not to scale