

EAST PASCO RESIDENT OWNED COMMUNITY

CHAIRPERSON, REBECCA GADDIS from FCBA

SPEAKER: Scott Gordon Lutz, Bobo, Telfair, Eastman, Gabel & Lee

DATE: November 19, 2010

PARKS REPRESENTED Betmar (Host), Grand Horizons, Spanish Trails West Sleepy Hollow, Valleydale Gem Estates, , Shady Oaks, Country Air Estates and Colony Hills

Other Guests: Bill Gorman, Life Style Choice Realty; Sam Surratt, Lee Reed Ins; and Mike Carr, FCBA

Acting Chair Person Rebecca Gaddis opened the meeting at 9:16.

Rebecca went around the room and each person identified themselves and the park they are associated with.

She then introduced Scott Gordon and explained the EPROC anachronism and what kind of communities fell into these categories. They are co-op communities and deeded communities.

Scott Gordon

The first thing Scott told us was that any subdivision park whose rules and regulations are over 30 years old may need to have them reviewed and renewed.

To join EPROC (East Pasco resident owned community) or not?

Benefits

- Have stronger word in Tallahassee
- Compare prices and trade information
- Camaraderie and networking
- Speakers, like Scott Gordon, come and give us information for free.
If each park called them in separately they would be billed.
- Continuing education. Laws change and boards grow stronger and improve with time.
- how to stretch the budget
- learn from each other's experiences. (good & bad)

Legalities of enforcing community's rules and restrictions.

1. Any rule not showing activity for 30 or more years, may not be legal

2. Covenant revival is to reactivate the very old rule. You can amend these rules with a 1/2- 2/3 vote when necessary.
3. If rules have not been enforced for some reason and you want to start: a letter stating that you have not enforced this rule in the past but are now.
4. Be prepared for court costs but you will win.
5. Complaints from members of the community about other members of the community must be addressed: however if they are not willing to put it in writing and maybe go to court over it then it is not serious.
6. Directors have the right to change rules over time.
7. Insurance may not cover if the rules are not followed.
8. Sam Surratt from Lee Reed Insurance, said if you do not have a professional manager connected to your park and an attorney you may not get coverage.
9. If a board member is told of an infraction of the rules what is expected of them? The board member must inform the rest of the board and a letter has to be sent to the person who is in breaking the rule. See what happens before any other action is taken.
10. It is a major hassle to say all animals are vaccinated for rabies or that all owners have house liability insurance. We can only recommend it.

Setting up EPROC

It will cost around \$800.00 to \$900.00 to register EPROC.

Scott Gordon is doing the legal work for us.

This is, providing enough parks will join to make it worth our time.

Cost to each park will be \$100.00 to join and \$40.00 to stay every year there after.

Professionals or associate members will pay \$100.00 every year.

This is a non-profit association.

Nine parks have indicated they are interested.

An interim board of five people was set up to get the association on its feet.

Linda LaFayette and Jimmie Stokes from Betmar

Rich Rendall from Valleydale

Carol Beecroft Roop from Spanish Trails West Acting secretary

Dick Charron, Grand Horizons

Meeting adjourned at 11:00 AM

Respectfully submitted by Carol Beecroft Roop Acting secretary.