

EAST PASCO RESIDENT OWNED COMMUNITY INC.

Meeting January 14, 2011

**Parks Attending: Host Park: American Condominium Parks
Betmar, Grand Horizons, Spanish Trails, Spanish Trails West, Valleydale, Gem
Estates, Shady Oaks, Country Air Estates, Country Air Manor, Tippecanoe, &
Sleepy Hollow.**

**Associate Members Attending: Rebecca Gaddis and Mike Carr First Community
Bank; Sam Suttatt, Lee Reed Ins.; and Bill Gorman, Life Style Choice Reality.**

Chairperson: Rebecca Gaddis.

**Board Attendance: Richard Rendall, President; Jimmie Stokes, Vice-President;
Lynda Lafayette, Treasurer; Carol Beecroft Roop, Secretary; and Dick Charron,
Director.**

President Richard opened the meeting at 9:15 with the roll call of the board.

Carol Beecroft Roop read the minutes of the last EPROC meeting as well as the minutes of the last board meeting.

The minutes were approved as read.

Lynda gave the treasures report and we have eight members paid and signed up.

Rebecca gave a report from the FLAROC organization. They have hired a lobbyist to speak on behalf of Resident Owned Communities in Tallahassee.

FLAROC is not a parent of EPROC but we can be involved with them and they are a great source of information for our members.

Rebecca will report back to us from the FLAROC meetings.

Rebecca also stated that our Articles of Incorporation were filed on December 27, 2010.

We were then divided up into 6 groups each with a topic of interest to most communities. We were to discuss these situations and report back at the end of the meeting.

First topic: Speeding in the park:

- Use speed bumps but this is very unpopular with the residents
- Suggest an odd number for the speed limit
- Rumble strips before a stop sign but hard for walkers and bikes.
- Observers but it is difficult to tell the speed because of the size of the car or trucks.
- Flashing signs digital readout
- Unique signs, different shape and pictures on it.

Second topic: Pets

- Pet owners setup a committee to enforce parks pet rules
- Large dog rule because the big dogs are more likely to knock someone over and they have large waste products.
- Enforce rules from day number one.
- Noncompliance fines

Third Topic: Age requirement

- Have a minimum age
- If there is a rule follow it
- Documentation must be presented for caregivers
- Time limit for any visitors is thirty days in any 12-month period.
- Background checks must be done for all those living in the park no matter if they are renters for as little as 3 months or live there all the time.

Fourth Topic: House and Lawn Maintenance

- Board has a list of contractors who are approved for the park to care for your place if you cannot. (Snowbirds)
- Keep outside storage to a minimum
- There should be a building review committee to review all changes to your property in case it infringes on the common grounds or the rules of the park.

Examples of this are – outside modifications of the home

- Setbacks
- Landscaping (could impede mowers)
- Must have permits
- Licensed and insured contractors

Consider landscaping with Florida friendly plants

Fifth Topic: Security

- Be watchful and vigilant
- Have fence enclosure
- Have electronic entrance and exit gates.
- Have a neighbor park in your driveway when you are away
- Do not make your house look like you are gone
- Hire security personnel

Sixth Topic: Rule enforcement

- Be uniform and fair (everyone treated the same)
- Take care of a hazardous situation immediately with outside help. Fire or Police etc.
- Establish a routine for rule infraction for example 2 letters from the board and then one from the Lawyer, then legal action.
- Treat everything with common sense and work together.

A web site- the regenesis report

www.regenesis.net

Richard closed the meeting by reminding each park to fill in their contact sheet and send them to Lynda and to pay their dues if they have not already done so.

Next meeting will be at **10 AM at COLONY HILLS**
35144 Wagner Way

Topic: Security

April topic: Florida Friendly Landscaping

Meeting adjourned at 11:20AM

Respectfully submitted by Carol Beecroft Roop Secretary