

East Pasco Resident Owned Communities, Inc.
EPROC
November 18, 2011
Minutes

The annual EPROC meeting was called to order by President Rich Rendall at 9:10 a.m. Host Park this month was Betmar. Member communities represented were: American Condo, Betmar, Colony Hills, Gem Estates, Grand Horizons, Oaks Royal, Sleepy Hollow, Spanish Trails, Spanish Trails West and Valleydale. We were happy to welcome new member Green Hills Estates.

Filling in for Secretary Carol Beecroft-Roop, Linda LaFayette did the board Roll Call and read the minutes of our October 21 meeting which were accepted as amended (the correct date of our December meeting is the 9th.) Linda then presented the Treasurer's Report, indicating a current balance of \$1,356.71, which was accepted as presented, and again reviewed the dues renewal structure, as follows: Invoices will be mailed on December 1, 2011 for the 2012 calendar year annual dues of \$40.00. Payment will be due by December 31st. Initial year dues will remain at \$100 for new members.

Chairman Rebecca Gaddis circulated to allow attendees to introduce themselves. She then asked Linda LaFayette to tell the group a little about Betmar. Following remarks by Linda and Jimmie Stokes, several questions about Betmar were asked from the floor.

We then proceeded with the election of directors. Becca read the election procedures. Rich announced that we had 5 candidates for 5 Board positions and asked for any further nominations from the floor. There were none. Ballots were then distributed with member communities asked to vote for 3 of the 5 candidates in order to determine which 3 would be elected for the two-year terms.

Tellers Rebecca and Bill Gorman left to count the votes and Rich opened a round table discussion. The first topic was pet issues, resulting in a lengthy discussion and several excellent suggestions:

- Weight limits are in place in some parks
- Certain specific breeds are prohibited in some parks. Sam Surrat suggested checking with your carrier as certain breeds may not be covered by your insurance.
- It was suggested setting up a weight limit chart for various breeds based on known average weight for that breed.
- A compliance system was suggested, i.e. pets must be registered with a photograph of the pet included, a copy of its county license and a vet certification that it has had all required shots.
- It was noted that Pasco County does require all dogs to be licensed and that there is a \$300 fine for failure to do so.

The next topic was HOPA – The Housing for Older Persons Act of 1995 known as the 55 and Older law. A basic explanation was given, with information provided from the November issue of the Betmar Bulletin. Bill Gorman noted that Scott Gordon’s law firm has an excellent document explaining the program. Becca will try to obtain that information and distribute it to member communities.

A question was asked about a park employee working independently for homeowners on his own time. Becca will present the question to Scott for his input. A brief discussion was held regarding performance of background checks on prospective homeowners. One community uses a firm in St. Petersburg and will provide the address for members.

Becca and Bill came back in with the election results. Those candidates winning 3-year terms were Rich Rendall, Jimmie Stokes and Linda LaFayette. One year terms will be held by Carol Beecroft-Roop and newly elected director Marilyn Webb.

Our next meeting will be held on December 9 at Grand Horizons. Marilyn announced that they want to hold a “Yankee Swap” in honor of the Christmas holidays and each park was asked to bring a gift not to exceed \$10.00 in value for the exchange.

There being no further business, the meeting was adjourned at 11:05 a.m.

Respectfully submitted,
Linda LaFayette for
Carol Beecroft-Roop, Secretary

Following the close of the meeting, the new board met and elected the following officers who will assume their positions at the December meeting.

President	Rich Rendall
Vice President	Marilyn Webb
Secretary	Linda LaFayette
Treasurer	Jimmie Stokes
Director at Large	Carol Beecroft-Roop
