

East Pasco Resident Owned Communities, Inc.
October 21, 2011
Minutes

Host Park: Grand Horizons

Member parks represented: American Condo, Betmar, Colony Hills, Gem Estates, Grand Horizons, Sleepy Hollow, Spanish Trails West, and Valleydale. Associate members represented were Lee Reed Associates and Lifestyle Choice Realty.

We were happy to welcome representatives of Oaks Royal and Pinecrest parks. **Mark Shaw and Frank Deopere from FLAROC were also in attendance.**

The meeting was called to order by President Rich Rendall at 9:09 a.m. Filling in for Secretary Carol Beecroft-Roop, Linda LaFayette did the Roll Call and read the minutes of our April 8, 2011 meeting which were accepted as read. Linda presented the Treasurer's Report which was accepted as presented and reviewed the dues renewal structure approved by the Board of Directors. All memberships will expire on December 31 of each year. The treasurer will invoice all member communities by December 1, with payments due by December 31. Members joining during October, November or December of any year will receive the remaining portion of that year and a full year's membership for the initial membership fee as set by the Board of Directors (currently \$100.00.)

President Rich Rendall reviewed the election procedures which will be followed during our November Annual Meeting. A ballot has been prepared. Write-in candidates may be added to the ballot on the morning of the meeting. Ten minutes will be allowed for representatives to decide whether to permit the write-in nomination. We do not vote as individuals; each member park will have one (1) vote for each of a maximum of five (5) candidates. The three (3) candidates receiving the most votes will be elected for two-year terms, with the candidates who receive the two (2) next highest total votes elected for one-year terms. There is no restriction against more than one representative of any member park serving on our Board. Written information will be sent to all attendees via e-mail.

Chairman Rebecca Gaddis circulated to allow all attendees to introduce themselves. She began a new procedure whereby each month, representatives of a park or two will be asked to tell us a little about their park. Becca then moderated a discussion about whether a change should be made in our bylaws eliminating the requirement that a candidate for our board has to be a current member of his or her park board of directors. It was felt that we would be eliminating some qualified candidates by staying with that restriction. Candidates must have served at some time in the past on their park board and have left that position in good standing. All present voted to support this change. The Board of Directors will hold a meeting to implement the wishes of the member parks represented.

Our EPROC website is up and running, although not completely finished yet. Check it out at eastopascoroc.com.

It was recommended from the floor that EPROC maintain a list of service providers. We discussed providing this service to our member communities, and neither recommending nor discouraging the use of any service provider. Bill Gorman advised EPROC against maintaining this list. It was decided to table this decision until the new board convenes.

Rebecca discussed future meeting topics and asked for volunteer parks to host those meetings. The current schedule is as follows and will be available on our website.

Date	Place	Tentative Topic
November 18	Betmar	Annual election of directors, open forum
December 8	Grand Horizons	Brian Williams, CPA & FLAROC
January 13	Colony Hills	Scott Gordon, Attorney
February 10	Betmar	"Officer Training" forum by position
March 9	Grand Horizons	Round Table by topic
April 13	Spanish Trails West	Topic Undecided

Our guest speaker, Sam Surratt of Lee Reed Insurance, gave us good advice about issues relating to insurance. He recommended a professional park management company to eliminate much of the hassle between your Board of Directors and residents. Sam discussed insurance issues related to leasing, vacant homes, availability of insurance for older homes, pets, use of golf carts, swimming pools, signage, kitchen facilities, etc. He stated parks should have a hurricane response procedure in place and park rules are very important and must be enforced. These will affect the manner in which your insurance company responds in the event of an incident. He also discussed inspection requirements for roofs, kitchen equipment and pools. Sam said in most cases if signs meet County requirements, that is good enough for most insurance companies and answered several questions before ending his excellent presentation.

Rebecca ended the meeting with a reminder to pick up applications for nomination to the board and EPROC's new brochure to take back to other interested park members.

There being no further business, the meeting was adjourned at 10:45 a.m.

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