

East Pasco Resident Owned Communities, Inc. [EPROC]
March 9, 2012
Minutes

Host Park: Grand Horizons; Member Communities represented: American Condo, Betmar, Colony Hills, Country Aire Estates, Country Air Manor, Emerald Pointe, Gem Estates, Grand Horizons, Green Hills, Sleepy Hollow, Spanish Trails Senior Village, Spanish Trails West, Tippecanoe Village and Valleydale. Associate Members represented were Lee Reed Insurance, Lifestyle Choice Realty and San Antonio Citizens Federal Credit Union. Frank Deopere represented FLAROC. We were happy to welcome guest community Oaks Royal.

President Rich Rendall called the meeting to order at 9:03 a.m. Linda LaFayette did the invocation and led the pledge, then did the roll call and read the minutes of our February meeting. There being no omissions or corrections, the minutes were accepted as read. Jimmie Stokes presented the Treasurer's Report, indicating a balance of \$2,423.59 which was accepted as presented.

Chairman Rebecca Gaddis circulated to allow all attendees to introduce themselves. We had 68 people in attendance. Community Spotlight this month featured Valleydale as Rich Rendall told us a bit about his home park. Frank Deopere explained the current status of the legislation FLAROC has been pursuing. Bill H219 has passed the House and is currently in the Senate Committee; S680 is still in Committee. Frank mentioned an effort currently underway to start a ROC group on the East coast near St. Lucie and explained the joint venture between FLAROC and the Florida department of Business and Professional Regulation (FDBR) for certification of board members. Contact FLAROC.com for further information.

The meeting then divided into 6 round table groups. Topics were (1) Handling of committees, meetings, etc. (2) Pet issues (3) Underage Residents (4) Community, Home & Lawn Maintenance (5) Security and (6) Rules Enforcement. When we reassembled, a representative of each group summarized their discussion. A brief summary of these discussions is attached.

Our next meeting features Scott Gordon and will be held on April 13 at Spanish Trails West. There being no further business, the meeting was adjourned at 11:02 a.m.

Respectfully submitted,
Linda J. LaFayette
Secretary

EPROC 3-9-2012 Round Table Discussion Summary

(1) Handling of committees, meetings, etc.

- Recommended a workshop Agenda or Town Hall meeting prior to Board Meetings to allow resident input
- Always prepare an agenda and stick to it!
- All comments go through the Chair in order to maintain control of the meeting
- Do not respond to hearsay or rumors
- Perhaps create a suggestion or concern form for residents to give to the board
- No board action taken at agenda meetings

(2) Pet Issues

- Suggested weight limits for dogs
- Related suggestion was to determine an average weight for each breed and set that as the weight limit for that breed
- Certain breeds may not be covered by homeowner insurance
- One park requires registration of all pets – including photos, vet records and annual renewal
- Some parks have pre-restricted areas which can be difficult to enforce
- One park has a procedure for residents who get a script from their doctor: i.e. a Reasonable Accommodation Request Form. It must be completed by the doctor, including an agreement or refusal to testify in court, if necessary.
- Beware of Fair Housing discrimination filings – they are difficult to win
- Visiting pets – host must inform pet owner of park rules

(3) Underage Residents

- Caregivers: need a specific procedure to verify the need for a caregiver – a Doctor's certificate.
- Age range varies from park to park. Some are 55-45, one is no one under 22 allowed
- Several parks have time limits on underage visitors

(4) Community, Home and Lawn Maintenance

- In a shareholder park, in the event of a violation, the park sends 3 notices in writing. Park then performs maintenance and deducts amount of fee from owner's share.
- Other parks charge homeowner if lawn isn't mowed properly
- State law says you can fine homeowners who do not properly maintain their property – up to \$100 per day for 10 days.
- One park has a Compliance Committee which inspects all sites – walking on utility lines or common areas, not private property. 3 letters for violations, then fines kick in.
- One park hired a contractor to trim trees and charged residents per tree.
- A letter threatening legal action usually works.

(5) Security

- A gated community has no outside security. They have a citizen's patrol
- One park has a 10-man volunteer committee who patrol at night
- One large park has outside security at night
- One park has a video/computer security system
- One park in the city has regular patrols by the city policy department
- Contact distributors of Flyers and phone books – ask that no more deliveries be dropped in driveways. It's a dead giveaway that no one is there.
- Private property owners can kick solicitors off their property. Betmar uses NO SOLICITING signs which then mean the police can pursue. The park is posted "No soliciting" so volunteer security personnel can ask solicitors to leave the park.

(6) Rules Enforcement

- One park has extensive rules and a point system to determining fines. A new committee member felt these rules were too complicated and restrictive.
- Several parks have fining procedures either allowed in the governing documents or in place already.
- One park has a Compliance committee which inspects all sites and follows up on violations
- Beware of the liability issues involved in allowing outsiders in the park functions such as concerts.
- One park has a complaint form which is turned in to a Board of Trustees for follow up, including letters of warning, fees for contractors to perform work, etc.