



*East Pasco Resident Owned Communities, Inc.*

## **Minutes – April 10, 2015 Meeting**

The April EPROC meeting was held at Grand Horizons with 16 member parks and 5 Associate Members represented. President Larry Myott called the meeting to order at 9:04 a.m. Larry did the invocation and led the pledge. In the absence of Linda LaFayette, Jimmie Stokes took roll call and read the minutes of the March meeting. There was one correction, the name Larry Stokes was changed to Larry Myott and the minutes were approved as corrected. Marianne Zehnacker presented the Treasurer's Report which was approved as presented. We welcomed Ron Kea, a board member of Casa Del Sol, who visited today. We hope he will be returning.

After Becca had each park member introduce themselves the floor was opened for discussion of topics of interest. Oaks Royal, a 720 park, opened the discussion about background checks. This discussion was very well covered and seems to be something most parks are either doing or are trying to implement. Marianne Zehnacker shared the procedures that Tippecanoe follows and the name of the company they use, which is "Tenant Check." They seem to be very successful with their program.

There was some discussion regarding security systems, professional security companies and "trail cams" which several parks think provide them with good security. Sam Surratt cautioned "DO NOT COMPENSATE anyone to do security unless they have their own company! Also, do not loan out ladders, chain saws or power tools to park residents OR their guests.

Rentals? One person owning several rentals leads to slumming. Some discussion about what, if anything can be done to control this.

Discussion regarding board certification training for 720 park: Several had gone to one recently and Becca will try and get more information - hopefully a fall session that other park officers can attend.

Suggested topics for next year were FLOOD MAPS - the zones have changed. Sam Surratt will provide maps of the new flood zone areas for each member park of EPROC. He will try and have them ready for the October meeting.

Next seasons meetings are as follows: October 16 – Spanish Trails Senior Village: November 13- Gem Estates: December 11-Spanish Trails West: January 8-Emerald Point: February 19-Betmar: March 11-Colony Hills: April 8-Grand Horizons.

There being no further discussion the meeting was adjourned at 11:03 a.m.

Respectfully submitted,  
Jimmie Stokes for Linda LaFayette