

East Pasco Resident Owned Communities, Inc. (EPROC)
January 9, 2015
Minutes

The meeting was held at Emerald Pointe with 17 member parks and 3 Associate Members represented. Larry Myott called the meeting to order at 9:04 a.m. We were happy to welcome new member community Oaks Royal III. Linda LaFayette did the invocation and led the pledge, then did the Roll Call and read the minutes of the previous meeting. There being no errors or omissions, the minutes were approved as presented. Marianne Zehnacker presented the Treasurer's Report which was approved as presented. Becca circulated to allow attendees to introduce themselves and introduced our guest speaker, Scott Gordon of the Lutz Bobo law firm in Sarasota.

- Scott reviewed detailed information with respect to changes in FL Statutes 718, 819 & 720;
- stated that emails among Board members MAY constitute an official meeting;
- discussed access to official corporate records and what must and may not be included, suggesting creation of a form to opt out of disclosure;
- outgoing officers are required to give up all corporation records and property within 5 days of leaving office;
- discussed financial reporting requirements (718 is now the same as 719 & 720);
- members may petition the Board for a higher level of financial reporting or may waive the requirement for up to 3 years;
- discussed 718 eligibility for Board position (no non-payment of fees or felons);
- all 3 types may declare a state of emergency (waives notice), may designate non-board officers, may work with public entities on debris removal, create disaster plans and may limit access to corporate facilities (co-op may require mandatory evacuations);
- discussed MRTA – the Marketable Record Title Act (“governing document revitalization”) statute stating that recent changes may make it easier to revitalize your documents;
- Bingo falls under FL 849.0931;
- discussed establishing and enforcing rules – in answer to a question, Scott explained a “line in the sand” letter in which the Board informs residents that effective as of a specific date, rules will henceforth be enforced. When asked whether rules should be recorded, the answer was- for 718 must be, 719 should be and 720 not required yet.
- answered specific questions submitted by members prior to this meeting.

Thank you, Scott, for your always very informative and helpful presentation!

Jana Klingbeil, our Webmaster, spoke briefly about modifications, both recent and planned for our website. Check it out at eastpascoroc.com. There being no further business, the meeting was adjourned.

Respectfully submitted,
Linda J. LaFayette, Secretary