



East Pasco Resident Owned Communities, Inc.

Minutes

December 9, 2016

Our December meeting was held at Spanish Trails West, with 14 member communities and 3 associate members present. The meeting was called to order at 9:00 a.m. by Chairman Rebecca Gaddis, who then introduced our new President, Barbara Stein. STW Secretary Carol Beecroft-Roop, welcomed everyone and told us a bit about their community. Linda gave the invocation and led the pledge and did the roll call of communities present. Chick presented the Treasurers report, indicating no account activity for the month. Linda then read the minutes of our November meeting and Board meeting. On motion by Jimmie, seconded by Marianne, the minutes were approved as amended and Treasurer's report was approved as presented.

Becca then took the floor to ask several questions of the members present. She reiterated the procedure for signing up to receive meeting notices through our website and asked whether the group would like to have Board Certification training this year. Becca will contact Betsy to determine cost and her availability. The next item discussed was who is allowed to attend EPROC meetings. Attendees are supposed to be either present, past or prospective board or committee members of their community or guests invited by a member of their community's board.

Our program for the day was a round table discussion moderated by Bill Gorman and Andy Miller. Bill led off with discussions regarding the following items:

- handicapped accessibility, i.e. pool lifts, hand rails, etc – condo (718) must provide access if the County requires it. The same is true for sprinkler systems and certification must be provided by December 31, 2016.
 - Discussion re possibility of handicapped individual being injured or drowning. Andy states posting of signs and availability of a life jacket MAY meet insurance company requirements. Check with your insurance carrier for specific information.
 - In a community where temporary rentals are offered (RV spaces) a life may be required.
 - There may be fines for non-compliance.
- HOPA – the 55 & Older statute (CFR 24-100) – record keeping and verification procedures.
 - Should be certified every two years
- Handling of care-givers, particularly those who are not 55 or older.
 - Certification – not of caregiver, but of the need of the patient for care.

- Some communities require the caregiver to sign an agreement that they will leave the park when care is no longer required.
- Under the HOPA regulations, caregivers are exempt from the 80/20 requirement.
- Some brief discussion regarding background checks and approval of new residents. Not all communities require this.
- The requirement to “revitalize” corporate governing documents was discussed. Generally this is required every 30 years; however some specific documents MAY require renewal in 20 years. Check with your attorney for specific information. Finding out after the fact that this was not done creates expensive and time consuming problems.

Overall a very interesting and informative discussion, with many members contributing. Thanks to all.

Our next meeting is scheduled for January 13, 2017 at Emerald Pointe, Amethyst Way, Zephyrhills. with guest Scott Gordon. If you have specific questions you would like Scott to address, please email them to Rebecca prior to the next meeting.

There being no further business the meeting was adjourned at 11:02 a.m.

Respectfully submitted
Linda J. LaFayette, Secretary

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