

East Pasco Resident Owned Communities, Inc. [EPROC]

January 8, 2016

Minutes

Our January meeting was held at Emerald Pointe, with 17 member parks and 5 associate members represented. The meeting was called to order at 9:10 a.m. by Chairman Becca Gaddis. Director Bob Thiel led the invocation and pledge. Linda did the roll call and read the minutes of our December meeting, which were approved as presented. Nancy Bishop presented the Treasurer's Report which was also approved as presented.

Becca then gave a brief bio and presented our speaker for the day, Attorney Scott Gordon. Scott outlined the most significant changes in Florida statutes affecting our communities:

- A proxy can now be faxed or emailed and a copy is now valid
- Electronic notice to owners, but written permission must be obtained if electronic notice is not allowed in the community bylaws.
- Electronic voting is now allowed
- Fining and Penalties
 - Board recommends fines
 - Fining Committee must approve or disapprove
 - Board then levies fine or suspension of rights of use
 - Cannot be a fining committee member if a member of the household in question.
- 718/719: new partial payment regulations
- Suspended votes for non-payment reduces quorum
- See 720 re Mandatory HOA
- See 723.01(8) re: governing documents
- Rules and Regulations should probably be recorded.

New regulations regarding Service Animals (Section 413.08):

- Only a dog or a miniature horse can be a service animal.
- No identification is legally required
- You are only allowed to ask two questions:
 - Do you have a disability?
 - Is the animal certified and/or trained to be a service animal
- There is a definite difference between a certified service animal and support, comfort, companion and emotional support animals.
- Generally, communities must make a "reasonable accommodation" if a health care provider says a resident needs a comfort or emotional support animal.

Scott then answered many questions from the floor about specific areas of concern to individuals and/or communities.

Our next meeting is scheduled for 9:00 a.m. Friday, February 19, 2016 at Betmar's Clubhouse 2, 37137 Lakewood Drive 33542. There being no further business, the meeting was adjourned at 11:08

Respectfully submitted
Linda J. LaFayette, Secretary