



OURROC-SWF

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Our Resident Owned Communities - Southwest Florida, Inc.

Minutes: April 11, 2023, Membership Meeting and Roundtable Discussion

Location: Horizon Village

1. Roll Call: OURROC President/Director Bob Snyder (Sun-N-Fun) called the meeting to order at 9:30AM with the Pledge of Allegiance. Other Directors present were OURROC Vice President Ken DeWalt (Oak Park), and. OURROC Treasurer Gary Mathews (River Forest) and Director Bill Bauer (Oak Park). Secretary Dennis Kriesen (Orange Harbor) and Director Mona Kadow (Moorehead Manor) were excused.
2. Members Communities (from published list) present Horizon Village Co-op Inc., Imperial Bonita Estates Coop, Inc., Oak Park Village Cooperative, Inc., River Forest Village, Inc., River Haven, Inc., Sun-N-Fun HOA, Inc. Overall attendance, 19.
3. Members Professional (from published list) none present.
4. Proof of notice of meeting: Announcements were emailed to all on the mailing list, several weeks prior.
5. Bob - thanked the Board of Directors and President of **Horizon Village**, for hosting this meeting and event.
6. Reading of Minutes of prior meeting: Minutes of the March Meeting, previously mailed, Motion by Ken DeWalt 2nd by Gary Mathews to not read but Passed ayes all by membership.
7. Report of Officers & Report of Committees:
Ken - commented on the upcoming meeting for the 2023 – 2024 season, we are looking for host communities and looking for topics. OURROC hopes to attract more attendees to our programs who cannot make it to the in-person meetings. A ZOOM beta-trial will be available for the November, December, and January 2023/2024 meetings.

Gary - Gave Treasurer Report previous balance \$3,789.31, expenses \$69.86, YTD balance \$3,819.45.

Bill – Nothing to report.

Bob – commented on the various emails he has received concerning House & Senate Bills, Disaster Preparedness, FMO Watchdogs, FL Legislative Alliance Community Association Institute, FL Association Reserves, and FL Consumer eNewsletter. All of which Bob will email to the membership in the next week.

8. Old Business: None

9. New Business:

a. A new volunteer for the Board of Directors.

Sandi Hogue, from Imperial Bonita Estates Coop, Inc., will be joining the Board of Directors for the 23 – 24 season. We welcome her with open arms.

b. By acclamation the Board of Directors for the 23 – 24 season is –

Bob Snyder – President

Ken Dewalt – Vice President

Gary Mathews – Treasurer

Dennis Kriesen - Secretary

Bill Bauer – Director

Mona Kadow – Director

Sandi Hogue – Director

10. Bob asked attendees, “did we miss anything?” No comments.

11. Adjournment 9:50AM.



Bob opened the Roundtable meeting by asking what topics the membership wants to discuss, they were –

Enforcing Rules & Regulations –

- What do your documents say about enforcing rules and regulations?
- What FL Chapter are you operating under and what does that chapter say about enforcing rules and regulations?
- Get your attorney involved.

Compliance Committee and Fining Committee –

- What do your documents say about enforcing rules and regulations and complying with them?
- What FL Chapter are you operating under and what does that chapter say about complying with rules & regulations?
- Get your attorney involved.

Topics for 2023 – 2024 season to be presented –

- Insurance including but not limited to Personal – Park – Homeowners
- Legal Updates, such as Bob did today.

Insurance –

- It's important that you have an insurance broker that represents multi-companies to get a better understanding of your rate vs. only one rate.
- The group commented on these insurance companies,
 - Citizens were considered the best overall.
 - Kinsale
 - Integrity
 - Unique
 - Great FL
 - American Tradition (stay away from these guys)

Eviction Process –

- What do your documents say about evictions?
- What FL Chapter are you operating under and what does that chapter say about evictions?
- Get your attorney involved.
- Is the person going to harm him/herself or another resident, you may need to get the sheriff involved.

Donations –

- One community has a donor who wants to donate a large sum of money to the community, but the community does not want to take the responsibility of distributing the money within the community, they would prefer to let the donor do his/her own distribution.
- Suggestion was to get the communities Attorney involved in the distribution process.

Restoring Mobile Homes –

- Becomes very permit conscious, you must meet all the permitting requirements for your community, city, county, and state.
- Many counties have permit requirements on their websites.
- Start with your county permit office, they have printed instructions on “how to” and “what to do” followed by your city.
- Do not depend on your “new” home supplier to do the permitting for you, they may not get all the permits required to restore or replace a unit.
- Remember you need a Demo Permit in order to demolish your home, some may require concrete to be removed too.

So many of the topics discussed fell back on what the community documents & FL Chapter they operate under say about the topic. If you follow your documents and your results are not favorable, you need to get your attorney involved to make them favorable or explain to you why not.

Dennis Kriesen
Secretary, OURROC-SWF.