



OURROC-SWF

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Our Resident Owned Communities - Southwest
Florida, Inc.

Minutes: April 12, 2022 Annual Meeting / Membership Meeting.

Location: Horizon Village

1. Roll Call: Vice President/Director Ken De Walt(Oak Park) called the meeting to order at 9:30AM with the Pledge of Allegiance. Other Directors present were Past-President Gary Mathews(River Forest) and Secretary Dennis Kriesen(Orange Harbor). Directors, President Bob Snyder(Sun-N-Fun) and Treasurer Bill Bauer(Oak Park) were absent. Member Parks in attendance were River Forest Village, Horizon Village, Oak Park Village, Sun-N-Fun, Moorhead Manor, River Haven, and Country Club Estates. No Professional Members attended. Total attendance 26 including 3 Directors.
2. Proof of notice of meeting: Announcements was emailed to all on the mailing list several weeks prior.
3. Reading of Minutes of prior meeting: Minutes were not read as all previously received such. **Motion** by Country Club Estates to accept, **Seconded** by Horizon Village, **Passed** ayes all.
4. Report of Officers: Report of Committees:
 - Ken DeWalt announced the current 2022/2023 meeting schedule and volunteer hosts. Detailed schedule/topics to be forwarded at a later date.
5. Election of Officers for 2022/2023.
 - All five current Directors agreed to again serve with all members approving. Following established protocol, Mona Kadow(Moorhead Manor) joined the OURROC Board of Directors. All members approved.
 - Following established protocols, Annual Meeting portion of meeting adjourned.
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6. **Open Roundtable Discussion.** NOTE: Below are informative comments mentioned by various attending parks and are not to be construed as an OURROC legal position on any of the topics.
 - Are there Term Limits for Board Member's?
 - a) Mentioned was there is nothing in the statutes.
Suggested was there be such in the bylaws, especially the position of treasurer.

- b) Not every attending park has established term limits. Those that do, have varying term limit protocols.
 - c) Mentioned was, if a Board position cannot be filled, Corporate Act 607 has a safeguard. The exiting board member cannot leave until the position is fulfilled.
 - d) Mentioned was statutes call out a Recall Procedure initiated by a 20% quorum to remove a current board member(s).
 - e) Mentioned was contact DBPR (Department of Business and Professional Regulation) if the Board is violating the bylaws.
- **Rules Enforcement, how can it be done?**
 - a) Attending parks had varying ways to deal with the topic from enforcement/compliance committees to degrees of fining from monies to loss of amenities. Statute says the offender cannot ignore enforcement activities which may require attorney involvement.
 - b) Level of fines are determined by the park with statute limiting the top amount being \$1000 *per infraction*.
 - c) Mentioned was depending on the level of violation, the process of final enforcement necessitates attorney involvement and time, perhaps years.
 - d) Mentioned was one park attorney, after review of internal documents on fining, recommended following the statute would be more effective.
 - e) Big problem can be an offender claiming *Selective Enforcement* meaning your dealing with his/her offense in the past has not been consistent. Consistence enforcement leads to credibility which is everything.
 - f) Statutes call for the fining level to continue if the offender repeats the violation. If the fine levied and paid had a repeated same offense, the fining procedure does not start over, it continues *day after day* at the fine amount that was first levied and paid.
 - What can be done about **residents who appear to need help or be in Assisted Living?**
 - a) One park mentioned older folks buy into mobile home communities hoping for close neighbor to neighbor relationships looking after one another as residents age in place. Be cautious assuming how much help is given.
 - b) One park mentioned use of a call-in service where folks who feel they need checking up on put themselves on to get

a call at a certain time every day. A red light on the switchboard indicates a no answer triggering a visit.

- c) Several parks mentioned contacting the Elder Affairs organization resulted in a no-help runaround as it has a very high bar met before getting involved.
 - d) Mentioned was a park should not become an *assisted living* park assuming responsibility for the care of its residents: Too much of a legal risk to the cooperative. Best leaving such care in the hands of families or professionals such as the visiting nurse program, arranged by the family.
 - e) One park felt it was okay to check up on a resident when asked to by family, reporting back.
- **Increasing Cost/Loss of Mobile Home Insurance: What can be done?**
 - a) Mentioned was it is still available, but you have to shop for it.
 - b) Please refer to March 2022 minutes for information on the current and future Mobile Home Insurance situation.
 - c) Mentioned was mobile homes depreciate and will affect how much coverage you receive regardless of how much you may have spent remodeling etc. What is important to remember is your Share should never go down in value even if your home is totally gone. Is your share properly valued in the current market situation? Do not undervalue your community by keeping Shares prices low.
 - **What animal problem was successfully solved?**
 - a) Only one park responded. An Emotional Support cat kept getting loose. The person was told keep it on a leash or you will be subject to the fining process. So far so good.
 - b) As an aside, mentioned was a Reasonable Accommodation form put together by a local attorney. It could be a good tool to use as a means to verify if an Emotional Service animal is legal. It will be an attachment to the Minutes.

OTHER COMMENTS

- Country Club Estates, a 500 Unit community, has been using Electronic Voting for 2 years.
- Horizon Village just started using a Blue Stream fiber optic system for. Blue Stream contact is Jacky Ham jham@BlueStreamFiber.com. Horizon Village contact person is Roger Zurell rzurell@aol.com.

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- Does state statute require the park management company work with a title company in a property transfer? One park said no, the person doing the entire process himself. Be aware of estoppel and involve an attorney to be sure. One park has an in-house realty company as a convenience to residents but use of an outside realtor is allowed. In these cases, the only park involvement is approval of the buyer and make sure the buyer signs a document that Governing Documents, Bylaw's, and Rules&Regulations have been received.

Meeting Adjourned

Dennis Kriesen, Secretary

Next Meeting: November 8, **Open Roundtable**, Lazy Days.