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Our Resident Owned Communities - SouthwestFlorida, Inc.

Minutes: April 9, 2024, Membership Meeting.

Location: Horizon Village, North Fort Myers FL.

- 1.Roll Call:** Director/President Bob Snyder (Sun-N-Fun) called the meeting to order at 9:30AM with the Pledge of Allegiance. Other Directors present were Vice President Ken DeWalt (Oak Park). Treasurer Gary Mathews (River Forest), Secretary Dennis Kriesen (Orange Harbor), and Bill Bauer (Oak Park).Sandi Hogue (Imperial Bonita) and Mona Kadow (Moorhead Manor) were excused. Communities in Attendance: Horizon Village, Lazy Days, Oak Park Village, Orange Harbor, Poinsettia, Port Charlotte, River Forest, and Sun-N-Fun. Total attendance twenty-six plus five Board Members.
- 2.Proof of meeting notice:** Announcements were emailed to all on the mailing list, in weeks prior.
- 3. Reading of Minutes of prior meeting:** Minutes of the March Meeting, previously emailed, were not read but passed, by MOTION to accept followed by a SECOND, and PASSED, ayes all. Minutes will be posted to the OURROC website.
- 4. Report of Officers:**
 - President:** Bob thanked Stu Cooke and the Horizon Village BOD for hosting the meeting and providing refreshment, gratis. There was no unfinished business.
 - Vice President:** Ken Elections to the 2024/2025 BOARD will occur later, before which time self-nominations from the floor will be called.
 - Secretary:** Nothing to report.
 - Treasurer:** March 1 beginning balance \$3980.76. Deposits and credits \$1000, withdrawals and debits \$80.35. Ending balance as of March 31 \$9000.41. MOTIONED to accept, followed by a SECOND and PASSED ayes all. Gary went on to say if there are any programs in particular you would like to have presented, please contact Ken or Dennis.
- 5. Old Business:** None.
- 6. New Business:** Board of Directors nominations will be held after adjournment of the PROGRAM.

Business Meeting Adjourned.

PROGRAM: **ROUNDTABLE**. (Topics previously submitted)

HIGHLIGHTS:

Note: Below commentary is the writers' summary of discussion by the OURROC Board and/or contributing members on assorted topics and shall not be construed as any OURROC position. Suggested is contact your attorney for clarification on anything discussed.

We are governed by Florida Statutes 719 and 723. All are encouraged to be familiar with 719 and 723 in addition to your own community documents. To find info on a specific topic in statute, time can be saved by typing in a few key words, such as membership or fines, or use CTR- F and have your computer search info on the topic. In some cases, you may be directed to another statute.

The following are topics members presented for discussion.

- **Dispensing of Alcohol in Common Areas.**

OURROC's attorney says the Co-Op should not supply alcohol. Doing so exposes the Co-Op to liabilities. Suggested was hiring a licensed/insured caterer who carries its own liability for alcohol issues.

BYOB to community events, for personal use., carries no liability exposure to the Co-Op. The possibility exists some inspector could show up and ask to the Co-Op's liquor license. Additionally, personally, you should think twice about giving alcohol to someone else at the event, exposing yourself to liability.

The Co-Op can be exposed to liability if it charges an entry fee to an event where it is supplying alcohol at no charge.

Unopened raffle baskets containing alcohol should be ok if the container is not opened where the event is going on.

What does your insurance company have to say about alcohol being served at Co-Op events?

Groups, within a community, who supply alcohol from funds in its treasury at an event, is exposing the Co-Op to liability because the group is sanctioned by the Co-Op.

Driveway parties do not expose the Co-Op to liabilities.

- **Scale of Fines within a community.**

Statute, be it 719 or 723, calls out specific fining procedures.

Job of a Fining Committee is to decide if a fine is justified or not and report such to the Board, who will decide the amount of the fine referring to statute or community documents.

If a fining situation requires attorney involvement, so be it, just make sure your attorney, to whom you pay big money will back up if goes to court. If not, why waste your money.

Fines do not always have to involve cash. Loss of certain privileges/benefits may be more important to some.

- **Distribution of Rules and Regulations.**

719 has no specific wording on the topic other than residents should keep themselves up to date.

- **Electronic Notifications.**

Your community shall maintain the mailing addresses and phone numbers of all unit owners. The community shall also maintain the email addresses and phone numbers for receiving notice sent by email transmission of those unit owners consenting to receive notice by electronic transmission. Unit owner can request its email address be removed, revoking the community's use of electronic transmission to the unit owner.

If you did not consent to receive electronic transmission of notice, you cannot be called out for not following the content of such notice.

- **Special Meetings**

Boards, in exercising its Emergency Powers initiative, can meet to decide required action, without normal notification procedures, can do so but should present its decisions to the community for ratification.

All meetings must have an agenda and be posted. Certain meetings, where the park attorney is involved, or personnel decisions will be made, are not open to the membership, nor have minutes posted.

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Special meetings can be called to discuss *one* specific topic, unlike a regularly scheduled BOD meeting which may have many topics – e.g., Old and New Business.

A resident can request a special meeting on a topic or request a topic to be covered at a scheduled meeting. In either case, the Board is not required to act on the request.

Some communities have an agenda workshop/pre-Board Meeting, open to residents, to decide what to talk about.

- **Buy-outs and Park Terminations.**

Governing Documents should specify procedures. Always get your attorney involved.

Additionally, the topic of *donations to a community* was brought up. In general, Organizations within a community do not own anything, the Co-Op owns everything, so any donation should simply be listed in the general ledger.

Meeting adjourned.

ELECTIONS

Two members of the current Board of seven, Bob Snyder(President) and Bill Bauer (At Large) are stepping down.

David Bisone of Horizon Village stepped up to join the OURROC BOARD. The Board now stands at six, previously seven.

Election of Officers was held.

President – Dennis Kriesen

Vice President – Ken DeWalt

Treasurer – Gary Mathews

Secretary – Dennis Kriesen

Bob and Bill were presented memento's thanking each for their wise contributions over the past nine years.

Meeting adjourned.

Respectively submitted,
Dennis Kriesen, Secretary.