



OURROC-SWF

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Our Resident Owned Communities - SouthwestFlorida, Inc.

Minutes: December 2024, Membership Meeting.

Location: Sun-N-Fun Fort Myers, Florida

- 1. Introduction:** President Dennis Kriesen (Orange Harbor) welcomed all to the 60th meeting in the OURROC Educational Series and lead the Pledge of Allegiance. Bill Shockney and Jodie Bean were thanked for their efforts hosting today's meeting.
- 2.** Dennis spoke to the reasoning behind the newly launched ZOOMcast – namely to open-up attendance at OURROC educational meetings for those folks who for a variety of reasons are unable to attend in-person. Ken spoke to the procedural operation of ZOOMcast and the importance of speaking clearly into a microphone for the benefit of the ZOOMers.

Ken also spoke to the need for non-OURROC Board members to help during meetings such as greeting at the sign-in table.

- 3. Roll Call:** Director/ President Dennis Kriesen (Orange Harbor), Vice President Ken DeWalt (Oak Park Village). Treasurer Gary Mathews (River Forest Village), Sandi Hogue (Imperial Bonita Estates) present. Mona Kadow (Moorhead Manor) and Dave Bisone (Horizon Village) were excused.

Communities in attendance were Orange Harbor, Horizon Village, Imperial Bonita Estates, Oak Park Village, Poinsettia Village, Port Charlotte Village. Lazy Days and Sun-N-Fun. Total in-person attendance twenty-four plus four Board Members.

Eleven members attended via ZOOMcast.

4. Reports by Directors:

President: Dennis spoke to:-

1. The need to fill an upcoming vacancy in the OURROC BOD.
2. The upcoming Board Training / Certification, February 11th, is to be held at River Forest Village. Pre-Registration is required. Sign-up information will

be coming by email next week.

3. The extraordinary ROUNDTABLE program held at Orange Harbor last month and encouraged members to review the Minutes on the Website.
4. The Introduction of a periodic NEWS FLASH bulletin members will receive. The intent is to keep members informed of important current goings-on that may be of value to some.

Treasurer: Gary Reported current Treasury balance is \$4449.12.

At Large: Sandi mentioned upcoming January-April meetings which can also be Confirmed via the excellent OURROC website, which is kept current.

Business Meeting Adjourned.

PROGRAM: **WHAT YOUR CAM WANTS YOU TO KNOW**

PRESENTER: Troy Conner

- Troy is involved with the CAI, Community Association Institute which centers on Education and Training of HOA Managers/CAMS, for fee, within its seven hundred memberships.
- Various training and education programs are offered in the Lee, Charlotte, and Collier counties. Non-CAI members can attend for a fee. Trade Show attendance is non-fee.

Regarding the topic:

- CAM's value can be optimized if allowed time to be continually educated in current legislation. Also, the education of Board Members cannot be understated.
- A community's Board sets policy, the CAM runs the operations and has an advisory role.
- Any problem with policy should be directed to the Board, not the CAM.
- CAM should be a grounds issue inspector. Any communication to the CAM on an issue one resident has with another should be held confidential.
- CAM should on -the-ball looking for maintenance issues.
- CAM should monitor Board actions and advise the Board on regulations the Board may not be correctly operating under.
- CAM should be involved with making sure all aspects of a vendor contract are being upheld.

- CAM should not be bothered with minor emergencies. Deal with it yourself.

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Regarding Co-Operative Statute 719, it is considered a stepchild to Condominium Statute 718 meaning whatever changes in 718 most probably will also soon affect 719.

Recent huge legislation changes of HB's 1021 and 1203 will affect current training and education requirements for 718 Condominiums and 720 HOA's. Before long, the changes will filter down to 719 Co-Operatives.

Q: Should a CAM get involved if a Board Member is targeting a Shareholder?
A(Presenter Opinion): CAM serves the Board. An aggrieved Shareholder getting nowhere with the Board, might tell the CAM what is going on. At this point, the CAM could only forward the complaint to the Board and advise.

(With no resolution the next step for the Shareholder would be DBPR.)

Program adjourned.

Next Meeting: January 14, Old Bridge, Pets, Animals, Rules.& Regulations.

Respectively submitted,
Dennis Kriesen, President / Secretary.