



OURROC-SWF

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Our Resident Owned Communities - Southwest
Florida, Inc.

Minutes: April 18, 2018 Annual Membership Meeting.

Location: Lazy Days

1. Roll Call: President/Director Gary Mathews (River Forest) called the meeting to order at 9:30AM with the Pledge of Allegiance. Other Directors present were Vice President Bob Snyder (Sun-N-Fun), Secretary Dennis Kriesen (Orange Harbor) and Treasurer Bill Bauer (Oak Park). Member Parks in attendance were River Forest, Forest Park, Lazy Days, Orange Harbor, Oak Park, Sun-N-Fun, Horizon and Lake Arrowhead. Professional Member Logical Insurance Solutions represented by Program presenter Denise Horton and Professional Member Integrity Risk Jerry Hardy also attended. Total attendance, 34 including 4 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 of March 21 Meeting, having been sent to all on the mailing list were not read. **Motion** to approve by Lazy Days, **Seconded** and **Passed** ayes all. **Motion Carried.**
4. Report of Officers: Report of Committees
 - Bob solicited opinions on what topics might be of interest to members as part of the December meeting topic Park Finances. No suggestions were received other than a suggestion to query all via an email. Dennis will do. Additionally Bob will formulate his own ideas. Also, Host Parks are needed for the January and March meetings. To be confirmed is River Forest to host the February Training Meeting. Topics for the January and March meetings were solicited with tentative but not confirmed: Permitting for January and Park Safety in March. Having received no suggestions from the floor, Dennis will send out an email query for topics.
 - Treasurer Bill Bauer reported a Wells Fargo checking account balance of \$3,194.98. Also, renewal invoices have been sent out. Nine have been returned.

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- Gary mentioned a conflict of our meeting date/time with that of FLAROC. Confirmed was there is a conflict that may be effecting attendance. Other than Gary contacting the FLAROC President, no action was discussed.
- Gary accepted the nomination of Ken DeWalt of Oak Park as a fifth Director. Current Director/Officer Responsibilities will remain unchanged. **Motion** by Gary to accept the new Board by **Acclimation** with all favoring.

5. New Business – None

6. Program

Part 1. TOPIC: **Medicare Extra Help Program** presented by Denise Horton, Licensed Insurance Agent of Logical Insurance Solutions USA. Medicare Extra Help is a Limited Subsidy Program for prescriptions. A high-points summary was distributed. Additional copies are available by email request to Dennis.

Part 2. TOPIC: **Roundtable.**

- **PETS.** FHA rules apply to each Park as we are considered Residential Communities, ADA rules do not. By law, a pet-free park cannot exist as Service and Emotional Support Animals are allowed by law and cannot be kept out but other type beasts can. It can be written into Park Rules anything other than a Service or ESA is prohibited. Of course, a grandfathering allowance may be applicable. Service Animal acceptance is generally understood and not abused. Suggested was get your attorney involved to set application criteria for accepting an ESA and not allow abuse from internet forms dictate. Highly recommended was give the application to your attorney and have him/her directly contact the applicant with a decision, thus making it a legal transaction. (Many changes to existing Rules and Regulations can be made by Board Resolution*, depending on your associations official documents. Board Resolutions can clarify and add to the Rules and Regulations by clarifying policies of the organization. Check with you attorney to make sure.)
- **AIRBNB/B&B TYPE SHORT-STAY RENTERS.** Consensus was review Park documents as to what is and is not allowed. Get your attorney involved in the decision making.
- **SPEED BUMPS.** To have or have not and what size and frequency might be best resolved by what the county says. Mentioned, was a Park may be liable if bumps slowed down ambulances etc. rushing to a residence in an emergency.

- **BACKGROUND CHECKS**. If not already a procedure whether or not to do background checks can be decided by *Board Resolution. Most Parks charge for the check, mentioned was \$25, \$50 and \$100. The firm Beacons was mentioned as a source to use for both credit history and background check. Certain prior felonies may no longer be a disqualifier. Check with your attorney.
- **TRANSFER/TRANSACTION CHARGE**. Some parks charge for a property transfer, some do not. If the transfer might be out of the ordinary contact your attorney.
- **RULE BREAKERS**. A starting point of how to deal with people who think rules do not apply to them can be found in Park documents. If some items in Park Rules are outdated, need modification or an entirely new rule is needed the rules can be changed by Board Resolution* of course giving all residents proper notice of the change. When in doubt ask your attorney. Consensus was *selective enforcement* causes more problems than solves problems.
- **ATTORNEY/ACCOUNTANT REFERRAL FOR 607**. OURROC Professional member Lutz Bobo may be a source.
- **LOT LINES**. Deciding what lot lines really are can be done by a professional survey firm which when push comes to shove may use existing county regulations for some determinations. Mentioned was a park paid \$250Thousand for a survey Lee County dictated had to be made. In the case of bringing in a new home on a vacant lot with undefined property lines as exists in most mobile home co-ops, usually the county will determine the placement of the home per established county boundary requirements which can be found on the county zoning regulations section of its website. Compromises may be in order though when the final location is decided.
- **DISSENTION BETWEEN BOARD MEMBERS**. Like it or not, a simple majority of Board members has final say on any issue. Complaints of how a Board is operating can be forwarded to the DBPR (Department of Business and Professional Regulation) in Tallahassee. The process of recall of an entire Board or an individual member(s) can result in a lot more conflict and dissention and split the park up into feuding groups. Of utmost importance is a Board member has, by law, a *fiduciary responsibility* to act in the best financial interest of co-op, setting aside any personal problem he/her may have with an issue. Proven failure to do so can result in the member(s) being sued.

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- **PARK SECURITY/STORAGE SECURITY**. Consensus was security differs from park to park but overall, Rules and Regulations, if still applicable, apply. Signage is important. Cameras and roving patrols really do not qualify for *24/7 security* but rather *24/7 surveillance*. Saying you provide *security* may be problematic for the park if an incident occurs. Talk to your local police department/sheriff for their input. What we all used to experience with a friendly sheriff driving through our parks may now be a limited experience due to new law enforcement duties in Florida schools. Best thing to do for any kind of suspicious activity is call 911.

Overall Summary

1. Intra-Park Communication is key to a properly working Park.
2. Park Documents must be followed. If not longer applicable, consider changing.
3. When in doubt about doing something, contact you attorney.

Need advice on how to handle a situation or what other parks do, do not wait until the next meeting. Email query Dennis and he will contact the other OURROC Board members and reply back. This is one of the many services OURROC is happy to provide.

Meeting Adjourned.

Next Meeting: **ROUNDTABLE**

Wednesday, November 21, 2018.

HOST: Orange Harbor

Details coming.

Dennis Kriesen, Secretary.