



OURROC-SWF

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Our Resident Owned Communities - Southwest
Florida, Inc.

Minutes: January 17, 2018 Membership General Meeting.

Location: Old Bridge Village

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), Treasurer Bill Bauer (Oak Park) and Secretary Dennis Kriesen (Orange Harbor). Member Parks in attendance were River Forest, Lazy Days, Orange Harbor, Forest Park, Oak Park, Sun-N-Fun and Old Bridge. No Professional Member attended. Total attendance, 29 including 4 Directors.
2. Proof of notice of meeting: Two different announcements were emailed to all on the mailing list several weeks prior.
3. Reading of Minutes of prior meeting: Minutes of December Meeting, having been sent to all on the mailing list were not read. **Motion** to approve by Oak Park, **Seconded** and **Passed** ayes all. **Motion Carried.**
4. Report of Officers: Report of Committees:
 - Gary thanked Old Bridge people Harry Goman and Jill Flowers for their hospitality.
 - Bob reminded all of the upcoming free F.S.719 Co-Op Board Training Seminar Thursday February 15th at Sun-N-Fun. Pre-registration no later than February 13th is requested. Last chance flyers will be sent February 1.
 - Bill reported a Wells Fargo checkbook balance of \$3,048.48 with no outstanding payable or receivables. Notice of dues for our next fiscal year will go out in March.
 - Gary encouraged attendees to consider running for a position on the Board. Elections are held at the April 18 Annual Meeting.
 - Gary stated the program on Park Finances will be rescheduled.
5. Unfinished Business: None.
6. New Business – None

7. Program – ROUNDTABLE: Typical of Roundtable discussion, Member Parks have varying solutions to common issues. Highlights follow.
- OURROC: For continued interest in the value of OURROC, talking it up within the parks is recommended. Typically, most people who agree to run for a Board or other position in a park have been directly asked. All are encouraged to submit new topic ideas for upcoming meetings such as a presentation on Park Security, both inside and out.
 - Fining Committee: Governed by Florida Statute, a minimum of two members is required as one legitimate avenue to fine shareholders for a rules violation. (Afterwards, Scott Gordon agreed to discuss this topic at Board Training in February). Renters cannot be fined but ultimately can be evicted with attorney involvement but there seems to be some movement in various Florida legislative regions to not allow eviction, but not yet in Lee County. F.S.719, Co-Op, dictates fines up to \$100/day to a maximum \$1000.
 - Park Inspections/Permits: Rather than the County Health Department, a division within Code Enforcement usually gets involved with ultimately a home maybe not being condemned but declared uninhabitable. It was questioned whether the State Board of Health can demand a home, e.g. damaged by Irma and no permit has been applied for, be removed. *Non-structure* repairs of Irma damage do not require a permit. Sheds are considered structure and require a permit from Code Enforcement that has acceptable architectural drawings of various shed sizes and available to the public. An unlicensed contractor can be arrested and charged with a felony.
 - Animals: To counter various opinions on what is or is not allowed on this topic, February 2nd, Becker and Poliakoff is holding a seminar that may touch on your questions. Contact Tera Touranageau at 239.628.4913 for eligibility to attend.
 - Entertainment Copyrights/Licenses/and Permits: Fines for using recordings of an artist can be substantial unless a license to do so has been obtained. “Music Patrols” are known to be on the prowl for violators. There are three major licensing firms: BMI, SESAC, and ASCAP, each with their own way of charging for a license to provide a certain type entertainment. The RV Association, Florida

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Recreational Vehicles can also be contacted. Five of the eight parks in attendance currently pay copyright fees.

- Whistle Blowers: All parks have people who will complain about just about anything. It only takes one unhappy person to pick up the telephone and anonymously make a complaint resulting in a visit by Code Enforcement. Once a park is on the list, subsequent unannounced visits are possible. Brought about by a complainer, a cited example was Code Enforcement stopping individuals who were doing minor Irma repairs on their home. The various Lee County agencies now have standalone budgets. One way to justify their existence is by issuing permits and fines.

ADJOURNMENT.

Next Meeting: BOARD TRAINING

Thursday, February 15th, 2018.

HOST: Sun-N-Fun.

Details coming.

Dennis Kriesen, Secretary.