



*East Pasco Resident Owned Communities, Inc.*

## **Minutes**

**March 11, 2017**

Our March meeting was held at Colony Hills with 15 member communities and 4 associate members represented. The meeting was called to order at 9:03 a.m. by President Barbara Stein. Patti Lang, Colony Hills president, welcomed everyone and told us a little about their community. Linda gave the invocation and led the pledge, then took roll Call and read the minutes of our January meeting and files note relative to our February Board Certification training. Minutes were approved as presented. Chick presented the Treasurers Report indicating a total cash balance of \$4,026.93. The report was approved as presented.

Becca then circulated to allow attendees to introduce themselves. After which she divided us into 6 groups for a Round Table discussion by topic. Following the discussion period, a representative of each group presented a brief report on items discussed. Below is a summary report.

Our next meeting is scheduled for April 7<sup>th</sup> at Grand Horizons, 37601 Corey Lewis Ave., Zephyrhills.

There being no further business the meeting was adjourned at 10:43 a.m.

Respectfully submitted

Linda J. LaFayette, Secretary

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### **EPROC Meeting**

**March 10, 2017**

#### **Round Table Discussion by Topic ~ Summary Report**

##### **Topic: POOLS**

Re: Handicap Accessible law? Pasco County does not require lifts. The ADA may require it in certain cases. Major renovations are required to accommodate these lifts.

Pool Maintenance – most communities used a professional pool maintenance company 3 days per week. Testing for pH and Chlorine stabilizer is required daily. Volunteer/ staff test on remaining days. All but one community uses chlorine system; one uses salt.

Policing use of the pool can be a problem. A couple parks use security camera and fines offenders; one uses FOB entry system

Two parks use Stenner pumps – a “heart-lung circulating pump”

One gentleman recommended purchasing any available extended warranty on pump equipment.

**Topic: SECURITY**

Volunteers / Resident should keep watch over each other's property – Neighborhood watch.  
Some gated communities  
Cameras at gates and common areas' FOBs to open gates  
Have Lock up crews  
Always lock your home and your car, even when you are there.  
Beware of scams! Keep your personal information safe  
Perimeter fencing  
Some have paid Security patrol – they open & close clubhouses and patrol night hours  
Sheriff's Dark House program-forms available on line – due April 1 regardless of departure date  
Dropped awnings & chains across driveways tell burglars the house is unoccupied.  
Problem: juveniles are not being arrested, but are not treated.

**Topic: Homes Sales**

Discussion of how to control home buyers  
Background Check – should we or shouldn't we?  
Some use questionnaires  
Beware of reverse mortgages  
Discussion of HOPA regulations – 55 & Older-80/20 rule  
FSBO – (For Sale by Owner) – some provide a list, some don't  
Discussed Covenants & Restrictions regarding care givers  
Discussed under age guests – depends on park rules  
Need a good attorney!

**Topic: Rules**

Who makes the rules: Board and/or Committee  
Board enforces  
Difficult rules: Trash/unsightly carports  
Pet Rules – Pasco law – all cats must be registered  
HOPA – 55 & Older – HUD regulations supersede park rules. – they are checking!  
Compliance Committee – usually board members  
Some use violation/complaint forms – turned in to committee to evaluate; countersigned by offender;  
3-strike rule: phone call/30 days to fix' letter – 15 days to fix/turned over to attorney for action  
Fining: 718 & 719 can fine up to \$100 per day for 10 days  
720 must have fining permitted in the governing documents  
How to start enforcing: everyone liked 2 violation forms and the acknowledgement form.

**Topic: VENDORS**

Be sure to check licensing and insurance on all contractors used by the park  
Residents should do the same  
Check community requirements regarding property improvements  
Some parks have issues with internet and cable TV vendors

**Topic: INSURANCE**

Park could be liable for cleanup in a catastrophic event if residents do not have insurance.  
Check on what type of insurance your community carries  
Does your park have Directors & Officers coverage?  
Will your insurance company allow exercise equipment?  
Will your insurance company allow fishing in retention ponds?