



*East Pasco Resident Owned Communities, Inc.*

## **Minutes**

**March 11, 2016**

Our March meeting was held at Colony Hills with 16 member communities and 2 associate members present. The meeting was called to order at 9:07 a.m. by President Larry Myott. Patti Lang, Colony Hills president, welcomed everyone and told us a little about their community. Bob Thiel gave the invocation and led the pledge. Linda read the minutes of the February meeting. On motion by Bob, seconded by Marianne, the minutes were approved as amended. Becca then reported on the March 7, 2016 audit of EPROC's book and presented a detailed Treasurer's Report. On motion by Bob, seconded by Marianne, the report was approved as presented with our thanks to Becca for the detailed financial review and audit.

Becca reported that Nancy Bishop has resigned as our Treasurer due to health concerns. We thank her for her excellent work and wish her well. Bob Thiel has agreed to step into the Treasurer's position. Thank you, Bob, for volunteering. Rebecca then circulated to allow attendees to introduce themselves.

Bob Thiel introduced our guest speaker, Mary-Frances Katona, an Investigator with the Department of Business and Professional Regulation (the DBPR.) She gave a very informative presentation outlining what the DBPR does and does not have jurisdiction over and explained ways in which the agency could and could not assist individuals. A brief summary of her remarks is attached to these minutes.

Ms. Katona's presentation was followed by a lively question and answer session. DBPR contact information is included in the attached summary.

Linda announced a talent competition for area students through high school senior year. The "Spotlight on Talent" will take place on Saturday, March 19<sup>th</sup> with 63 acts competing for cash prizes. A \$1,000 scholarship goes to the high school senior who receives the highest judges' scores. Many attendees took a copy of the flyer to post on the bulletin boards. Thank you all!

Our next meeting is scheduled for April 8<sup>th</sup> at Grand Horizons. Our guest speaker will be Florida House of Representatives member from District 38, Danny Burgess.

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

Respectfully submitted

Linda J. LaFayette, Secretary

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**Presentation by Mary-Frances Katona, Investigator,  
Department of Business and Professional Regulation**

**March 11, 2016 EPROC**

DBPR website: [www\myfloridalicense.com](http://www.myfloridalicense.com) (for 718 - CONDOS & 719 – CO-OPs)

Call Ms. Katona at 813.233.4564

Call 1-800-226-9101 to obtain copies of 718 & 719 documents

DBPR has jurisdiction over 718 - CONDOS& 719 – CO-OPs only;  
They have no jurisdiction over 720s – HOAs

- DBPR will supply information and training, including Board Certification
- The most current issue involves retrofitting of sprinkler systems and guard rails/hand rails; this must be completed by 12/31/2016. See FS 719.1055 or 719.1085 for further information.
- 719 – CO-Ops are no longer required to mail our full copies of annual financial statements; a copy may be requested in writing and must be sent free of charge.
- Required Audit levels
  - \$150,000 to \$299,999      compiled
  - \$300,000 to \$499,999      reviewed
  - \$500,000 and up              audited

Members can vote to waive reporting requirements for up to 3 years.  
Minutes must include the level of financial reporting which will be used  
EACH year

- DBPR has to authority over emotional support animal issues
- An election protest must be filed within 60 days of the election
- There is a sample limited proxy form on the DBPR website
- They get many questions/complaints about access to association records; you should be as specific as possible in making your request.
  - Records which must be made available include financial, all minutes, correspondence, elections information (for 1 year or until the next election)
  - Association pays penalties for failure to supply requested information

- NOT required to be made available are Social Security numbers, personal checking account information obtained through automatic account debits; home or email addresses; phone or fax numbers, medical information;
- Invoices from attorney are accessible, however case numbers and specific names may be blacked out.

EPROC\DBPR Presentation 3-11-2016