EPROC

East Pasco Resident Owned Communities, Inc.

MINUTES

January 10th, 2025

The meeting was called to order by President Stein at 9:13 a.m. at Emerald Pointe clubhouse. President Stein led the attendees in the Pledge of Allegiance.

Jim Harmon provided some background on Emerald Pointe.

Secretary Jullie Angell took Roll Call. There were 17 member communities represented. Robert Lawrence was absent. The minutes to the December 13th, 2024, meeting was read by Ms. Angell. MOTION by Frank Brooks was made and seconded by Peter Brock to accept the minutes as read. With all in favor, the motion passed and the minutes will be put on the website.

President Stein presented the treasurer's report as of January 10, 2025. The EPROC Account Balance is $3737. with the only expense since the last meeting being Song Printing for the maintenance of the EPROC Web Site ($42.50 @ mo.). The financial report will be attached to the minutes of this meeting.

Treasurer Lawrence provided a report of the EPROC dues at the EPROC Executive Meeting January 7, 2025. There are 7 outstanding member invoices totaling $280.00 and $200 for 2 Affiliate Members.

President Stein introduced Attorney Jonathan Whitney, who will be presenting today

Jonathan Whitney – Attorney Whitney provided the following legislative updates:

FL 723 Mobile Home Tenancy- Non-Shareholders Lot Rent

a) If there is a renter's association within the co-op, the renter's association may dispute the raise in lot rent.
    1. The Board of Directors meets with the Renters Association.
    2. Renters can request mediation by the DBPR or choose an independent mediator instead of the DBPR.
    3. Litigation if mediation is not met.
b) Live in caregivers – You cannot charge additional rent for them; however, you can charge for the background check and request a letter from a medical provider stating a caregiver is needed.

Consumer Protection Law

Roofing Contractors, scammers warning.
If you sign a contract during a State of Emergency, the contract must state an official start date and must be in a minimum font of 18. You can cancel the contract within 10 days or before the work starts if less than 10 days. If this notice is not provided in the contract, they can be fined up to $10,000

FL 720 HOA

Hurricanes – The board must adopt hurricane procedures for architectural specification standards.
For example, aluminum hurricane shutters and/or hurricane mesh. Once a resident applies for such, you cannot deny them.

New Flood Disclosure - Mandates in a Real Property transaction, they must disclose if they have ever submitted a claim or applied for federal assistance due to a flood.

Community Association Managers
Must attend at least 1 Board of Directors Meeting per year.
Must provide all contact information.
Must supply a copy of the management contract if requested.

Websites
720 HOA - 100 parcels or more must have in place by January 1, 2025
719 Co-op - Not mandated
718 Condo – 25 or more parcels must have in place by January 1, 2026
A homeowner portal fills this requirement.

720 Board of Directors Criminal Acts
Failure to maintain financial records
Intent to cause harm
Vendor kickbacks
Fraudulent voting

Continuing Education Requirements for Boards
720 HOA - with less than 2500 parcels must obtain 4 hours of continuing education per year.
718 Condo - must obtain 1 hour of continuing education per year.

Covenant Restrictions
Cannot prevent vegetable gardens or clothes lines as long as they cannot be seen.

ACC or ARC Requests
When denying a request, you must provide a copy of the CCR stating the reason.

Board Training Updates
719- February 28th by Jonathan Whitney
720 Not yet confirmed.

Next Meeting Date – February 14th, 2025, to be held at Country Aire Estates in Dade City at 9 AM Round table discussion on Hurricane Shelters, Dealing with disruptive members, FINcen/BOI Reporting, and Volunteers Insurance.

Ms. Angell provided the new EPROC brochure to the members.

Being no further business, the meeting was adjourned at 10.18 a.m.

Respectfully Submitted By,

Jullie Angell

EPROC Secretary