EPROC

East Pasco Resident Owned Communities, Inc.

MINUTES

Friday, January 9, 2026

The meeting was held at Emerald Pointe, Zephyrhills, FL. Jim Harmon gave a short introduction to the park.

The meeting was called to order by President Stein at 9:03a.m. at Emerald Pointe Clubhouse. A reminder to silence cell phones was given. The National Anthem was played. President Stein led the attendees in the Pledge of Allegiance. Board members present: Barb Stein, President; Cindy Megill, Secretary; Cheri Briggs, Director at Large. Frank Brooks, Vice-President was absent, Robert Lawrence, Treasurer was excused.

President Stein wished everyone a Happy New Year and best wishes for 2026. She then introduced the new Director At Large, Cheri Briggs who was voted upon and accepted at the December 12, 2025 Executive Board Meeting. Ms. Stein thanked Jullie Angell, outgoing Director At Large for her assistance to EPROC.

Secretary Cindy Megill took Roll Call. There were 18 member communities represented and 1 associate member. The minutes to the December 12, 2025 meeting were read by Ms. Megill. MOTION by Cheri Briggs was made and SECONDED by Barbara Stein to accept the minutes as presented. With all in favor, the MOTION CARRIED, and the minutes will be put on the website.

Ms Stein informed the group that Mr. Lawrence, Treasurer stated that the only change to the last treasurer's report is a payment to Song Printing for the maintenance of the EPROC Web Site at $42.50. The checking account balance is $2,817.00

New Business

- President Stein announced today's presenter, Jackson "Jack" Kracht from the law office of Lutz, Bobo. & Telfair, PA provided a short biography
- Attorney Kracht highlighted the following the legislative updates and information:
  - to review changes go to myfloridalaws.gov or flsenate.gov; or look at 913 House Bill to see all changes
  - 720: no updates! Attorney Kracht advised that debit card use is restricted for association and the parking on the street cannot be restricted
  - 719: Certificate of Deposits must be at a financial institution and do not need community owner approval – see 719.104(b); per 719.106 the reserve threshold has increase from $10,000 to $25,000 and need to be included in the reserve study; effective October 1, 2025 needed to create an online account with the DPBR for all cooperatives, see statute 719.501; Zoom meetings must be posted online or provide a link
  - 718: video conferencing is now allowed; must have adequate insurance per Statute 718.111(a) with an option of self-insurance which is not advisable; Statute 718.111(12) provided information on required reporting on official records and financials; Statute 718.113113) gives the required reporting on investments of funds. Certificate of Deposits must be at a financial institution and now does not need unit owner approval: annual meetings must be held within 15 miles of the association's official site; budgets over 115% have specific requirements; repair items over $25,000 need to be included in the reserve study; the board of directors can require evacuation in the case of a hurricane; effective Oct 1, 2025 needed to create an online account with the DPBR; many new changes relating to electronic voting have been implemented and should be reviewed.

- Use of a debit card for company expenses was prohibited in Statute 718 in 2018; prohibited in Statute 720 for HOA's in 2024; currently not in Statute 719 but the use of a debit card is strongly discouraged by the attorney.
- Fines for all associations lasts 5 years. A fines that is greater than 5 years old cannot be collected as it has expired.

Old Business

- President Stein provided information on the upcoming Board Training on February 20, 2026 at 10 a.m.:
  - 718: Spanish Trails Senior Village, 7111 Gall Blvd, Zephyrhills, FL 33541 with Attorney Tiffany Love
  - 719: Strawberry Squares, 4401 Promenade Blvd, Plant City 33563 with Attorney Jack Kracht
  - 720: Colony Hills Community Assoc., 35144 Wagner Way, Zephyrhills, FL 33541 with Attorney Jonathan Damonte
- For HOA's that need 4 hours of continuing education visit: www.floridacondohoalawblog.com/classes/ cost is $50/person

Emails will be sent out regarding upcoming board training. Please be aware that any handouts received by the attorneys will be available on the website, in .pdf ,format to individuals to review, download and print as desired. The handouts will NOT be available at the training session as in years past.

Next Meeting Date – February 13, 2026 at Oaks Royal I & II, 5337 Astrid Drive, Zephyrhills, FL 33541 at 9 am, on Reserve Funding.

Being no further business, the meeting was adjourned at 10:32 a.m.

Respectfully Submitted By,
Cindy Megill, EPROC Secretary