



OURROC-SWF

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Our Resident Owned Communities - Southwest Florida, Inc.

Minutes: November 14, Membership Meeting and Roundtable Discussion

Location: Poinsettia Park.

1. Roll Call: OURROC President/Director Bob Snyder (Sun-N-Fun) called the meeting to order at 9:30 AM with the Pledge of Allegiance. Other Directors present were OURROC Vice President Ken DeWalt (Oak Park), OURROC Treasurer Gary Mathews (River Forest), OURROC Secretary Dennis Kriesen (Orange Harbor), and Sandi Hogue (Imperial Bonita Estates). Director's Mona Kadow (Moorehead Manor), Bill Bauer (Oak Park) was excused.
2. Roll Call of Member Communities was taken with the following acknowledging presence: Poinsettia Park, Horizon Village Co-op Inc., Imperial Bonita Estates Coop, Inc., Oak Park Village Cooperative, Inc., River Forest Village, Inc., Sun-N-Fun HOA Inc, Port Charlotte Village, Imperial Bonita Estates and Lazy Days Village. Overall attendance, 31, not including Officers.
3. Professional Members (from published list): None present.
4. Proof of notice of meeting: Announcements were emailed to all on the mailing list several weeks prior.
5. Bob - thanked the Poinsettia Board of Directors and President Dale Bradford for hosting this meeting and event.
6. Reading of Minutes of prior meeting: Minutes of the April Meeting, previously mailed, Motion by Ken DeWalt, seconded by Gary Mathews to not read but Passed ayes all by membership.

7. Report of Officers & Report of Committees:

Dennis - All Member Communities will be contacted to determine the total number of residences OURROC serves. The count will be announced once all Communities respond.

Ken – List of upcoming year programs is available on the sign-in table. Of special note is all residents can attend any meeting, Board Member or not.

Gary - Gave Treasurer Report previous balance \$4,847.02. Professional Member Barefoot Realty is dues current.

Sandi – Nothing to report.

Bob – Discussed moving meetings to Wednesday. No consensus was reached.

8. Old Business: None

9. New Business: Bob reminded all of the upcoming Training/Certification Program February 13, at River Forest Village.

Business Meeting adjourned.



ROUNDTABLE DISCUSSION

NOTE: Below are summarized informative comments made by various attending communities and are not to be construed as an OURROC legal position on any aspects of a topic.

Attendees were asked what topics would be of interest to discuss. Additionally, an email from River Haven was received with topics of interest.

The following topics were discussed.

- **DOGS** (“pets”- ESA or Service), in general: A few communities have *dog-parks* with varying degrees of size and amenities. Community Insurance should be checked to see if having a dog-park is a special condition that will have a bearing on liabilities. One Community does not allow dogs to street walk, requiring dogs to be transported to and from its dog park. In one Community, having a dog is considered a privilege with rules and regulations attached with escalating consequences up to the removal of both dog

(including Service) and owner from the Community. Lee County Animal Control is a tool to use if there is a problem animal. The degree of its response can vary. One Community has a camera monitoring events at its dog-park. Proper “Comfort Dogs” (ESA) documentation and failure to adhere to rules can be complicated and varies from community to community. It was said there is no breed or weight limit for Service Animals. Shepard dogs are considered the standard. Overall, Community Documents should be the bible for all issues relating to animals. When in question, contact your park attorney.

- **Green Space vs Common Area:** The term *Green Space* had several meanings amongst communities during this discussion. Percentages were tossed around but centered on having enough land for proper drainage. With the coming of age 2-3 cars per residence, how to maintain some type of green space criteria can vary. One suggestion was if you must increase your parking area use a material that allows drainage, as concrete does not allow drainage. Common Area seems to mean space where any resident has the privilege of controlled use.
- **Electronic Voting:** There is an expense involved that should be weighed against how many will use it. Several credible firms have packages. Acceptance can come more easily after more use. Voting electronically or not, it is most important people be informed in plenty of time ahead and given an opportunity to ask questions. Governance of such should be covered in the Statute your community operates and an understanding of what your documents dictate. It appears communities have different voting procedures, whether they are appropriate by or not.

If a Board decides a decision that a group of voting residents do not agree with, subject to what a particular statutes states, if 20% or more such residents present a petition to the Board in a defined timetable, the Board has an obligation to acknowledge the petition in a defined timetable. In a defined timetable, the petition must become an agenda item open for discussion after which the Board is under no obligation to take any action on the petition.

- **Minimum Age of Occupancy:** Declarations should spell out answers to the question as further defined in Rules and Regulations.
- **Residents with Medical Issues:** Be careful dealing with this issue. Consult your attorney.

- **Delinquent Maintenance Fees:** Documents should spell out the step-by-step actions that are taken. Family issues can make resolution difficult and time consuming. Get your attorney involved. Be patient and be prepared to accept a loss.
- **Fines Taken from Share value:** There may not be one specific answer to various aspects of this issue. In some cases, the total value of fines might exceed the value of the Share. Documents should cover such a situation.
- **Traffic Control:** Speeding is a common problem. Getting the Sheriff involved requires what could be an expensive contact. Speed *bumps* may slow things down but may be an issue with emergency responders. Mentioned was the Sheriff/Emergency Services are OK with a 15MPH Speed *Hump*.
- **Remedy for Non-Repair of Repair of Residences:** Varies from ongoing accumulating fines that ultimately can become an Estoppel issue, to enforcement committees. Issue should be spelled out in Documents. If not, it is not too late to develop steps before the next hurricane shows up. Mentioned was an incident where a home sale fell apart because the home required documented home repairs that were not done. Mentioned was, soon, Lee County will begin community inspections looking for needed repairs to be done, to code.

If further information is needed on any of the above topics, OURROC suggests you query your community CAM or attorney.

Not knowing where to look for information in a pile of documents, put the document in a PDF format and use the {CTRL} F function, and enter a key word. It will find every mention of it. Saves a lot of time.

Meeting Adjourned.

Dennis Kriesen
Secretary, OURROC-SWF.

