



OURROC-SWF

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Our Resident Owned Communities - Southwest
Florida, Inc.

Minutes: November 21, 2018 Membership Meeting.

Location: Orange Harbor.

1. Roll Call: President/Director Gary Mathews (River Forest) called the meeting to order at 9:30AM with the Pledge of Allegiance. Other Directors present were Vice President Bob Snyder (Sun-N-Fun), Secretary Dennis Kriesen (Orange Harbor) and Ken DeWalt (Oak Park). Treasurer Bill Bauer (Oak Park) was absent. Member Parks in attendance were Forest Park, River Forest, Lazy Days, Orange Harbor, Oak Park, Sun-N-Fun, and Old Bridge. Professional Member Integrity Risk Jerry Hardy also attended. Total attendance, 27 including 4 Directors.
2. Proof of notice of meeting: Announcements was emailed to all on the mailing list several weeks prior.
3. Reading of Minutes of prior meeting: Minutes of April Annual Meeting, having been sent to all on the mailing list were not read. **Motion** to approve by Lazy Days, **Seconded** and **Passed** ayes all. **Motion Carried.**
4. Report of Officers: Report of Committees
 - Gary again brought up the ongoing conflict of third Wednesday OURROC meetings with FLAROC Wednesday meetings that he was unable to resolve with FLAROC. Some OURROC parks also are FLAROC members which might be a cause of low OURROC attendance. (Historically, OURROC was formed to reduce costs to member parks. FLAROC charges a per-resident charge. OURROC charges a flat rate regardless of the number of residents. FLAROC uses a portion of its monies for a lobbyist program which currently OURROC does not do. However, OURROC parks do benefit from any positive FLAROC lobbyist actions so OURROC certainly does not want to be in conflict with FLAROC.) It was agreed the January Meeting will be moved up to Tuesday the 15th. As previously announced, the February Training will be Tuesday the 19th. March and April are also in conflict and

may be changed later. Secretary will float the date change to the membership.

- Ken DeWalt, reporting for Treasurer Bill Bauer, relayed a Wells Fargo checking account balance of \$3,823.28. Treasurer reports are not motioned for acceptance.

5. New Business

6. Program: ROUNDTABLE. Highlights Follow.

NOTE: Comments/Opinions presented are from non-attorney OURROC Members. Contact your attorney for the final word.

- a) EMPTY LOTS: Bringing in a spec home(s) can be a long term drain on park finance. Besides the cost of the house other expenses are set-up fees, concrete costs, permit costs, and impact fees leading to an over \$100Thousand package not including the cost of a share. An overall solution is not evident.
- b) RESERVES: At some time in the future, every asset the corporation owns has a projected date it will need to be replaced. A professional evaluation is recommended. Two methods are Pool and Line-Item with POOL requiring Shareholder approval. FS 513 states any park with at least one rental property must do a Reserve Study. If everyone is a Shareholder the Study is not required.
- c) PRIVATE PEST CONTROL: Brought up was Pest Control companies typically will not disclose the address of an infected home. Pests can move to other residences. Have a Board Member accompany the Pest Control Company is suggested. Knowing about an upcoming inspection may not be as easy as it sounds. If concerned get your attorney involved.
- d) PEOPLE PROBLEMS: An age-old problem in every park. Violating Shareholders can be fined. Violating Renters can be evicted. Both a time consuming process. Follow your bylaws and get your attorney involved. Good first step may be contacting the Sheriff which will provide a starting record that may be helpful down the line. Secondary notarized documentation would also be helpful. First person contact with the sheriff is important as primary action by the Board may not be as effective in court.
- e) COMMUNICATION: Somewhat effective means used are *email blasts* sometimes handled by a parks management company, Comcast Channel 195, and notification via a park phone directory.
- f) LOT ALTERATIONS: Follow park documents. When in doubt ask your attorney. Violators could be subject to Fining Committee, if one exists, action. Means to deal with problems varies park to

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- park. If a problem is corrected by established steps and reoccurs the whole process starts over again.
- g) FLORIDA STATUTES / BYLAWS: Does one override the other? Contact your attorney.
 - h) LIMITING UNITS FOR RENT: Some parks limit the number of shares a Shareholder can own, typically 2 but depends on the terms of the Proprietary Lease. Number of homes a person can own and rent out also varies by park as does the minimum number of continuous days a home can be rented. Limits are usually spelled out in by-laws.
 - i) INCREASE ATTENDANCE: Topics of interest to a wider range of people, date of and location can be a factor. Some parks have an OURROC/PARK liaison person to get the word out.
 - j. SLOGAN: Suggested all think about a phrase best describing what OURROC is all about.
 - k. SHARE PRICES: Timing and degree of a Share Price increase varies from park to park and is controlled by the Board. Market forces determine the price of combined Home +Share selling price regardless of what the seller thinks the share is worth, the buyer in turn typically not really knowing the share/house breakdown in the sales price since it is simply a finite number. Seller simply says I got X\$ for my home with a share attached.

Time did not allow discussion of all topics presented. These will be added to the list for the next ROUNDTABLE in April.

Meeting Adjourned.

Next Meeting: **Up-Front AUDIT PREP Work**
Wednesday, December 19, 2018.
HOST: Sun-N-Fun.
Details coming.

Dennis Kriesen, Secretary.