



OURROC-SWF

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Our Resident Owned Communities - Southwest
Florida, Inc.

April 17, 2019 Membership Annual Meeting.

Location: Lazy Days Village.

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), Treasurer Bill Bauer (Oak Park) and Ken DeWalt (Oak Park). Member Parks in attendance were River Forest, Lazy Days, Orange Harbor, Oak Park, Sun-N-Fun, and Forest Park. Professional Member Logical Insurance (Dee Merritt) attended. Total attendance, 26, including 5 Directors.
2. Proof of notice of meeting: Announcements were emailed to all on the mailing list several weeks prior.
3. Reading of Minutes of prior meeting: Minutes of the March Meeting, having been sent to all on the mailing list were not read. **Motion** to approve by Orange Harbor, **Seconded** and **Passed** ayes all. **Motion Carried.**
4. Report of Officers: Report of Committees:
 - Treasurer Bill Bauer reported a Wells Fargo checking account balance of \$4,172.12. 13 of 18 Parks as has 3 of 7 Professional Members.
5. Elections to Board of Directors.
 - Nominations from the floor and self-nominations was thrice solicited. There were none. The election process was closed.
 - Gary **MOTIONED** the current Board retain their positions by acclamation. **SECONDED** by Orange Harbor and **PASSED** by unanimous consent. At the conclusion of the meeting Gary **MOTIONED** current Officers remain in current positions which was **SECONDED** and **PASSED** by all on the Board.

Program: **ROUNDTABLE** Discussion

- Rules and Regulations and other organizational documents can be accessed from most parks via their website. See WWW.OURROC-SWF.ORG for 14 of our Member Parks who have a website. Separately Oak Park can be accessed via www.youroakpark.com
- A 719 member park also has 723 renters who operates under its own HOA. The HOA is required to have insurance, pay taxes and retain an attorney. Dues paying HOA members are minimal compared to the available population leaving the HOA underfunded forcing possible liquidation. Because of this the HOA may disband leaving all organizations within to fall under the Co-Op umbrella. Liability Insurance is an issue. Question presented was has any park experienced this situation and how was it handled? No attending park has experienced this. More questions and suggestions than answers. Dennis will advise if there are any 719/723 in OURROC.
- Providing extra space for parking/storage was discussed. Some parks charge varying amounts for use of such space usually on a first-come-first-served basis. One park does not charge. Beginning to charge for use of space may require a bylaws change. Lee County has rules for storage of vehicles.
- How various parks run Board Meetings was discussed. The purpose of Board Meetings is to make decisions on park issues. Statute allows for Shareholder participation in the discussion of an agenda item. One park has, as an unofficial part of its Board Meeting after all agenda items are concluded, a chance for shareholders to bring up issues under its Shareholder Comments protocol. Under this the Board either satisfactorily responds or will consider further discussion as an agenda item at a future Board Meeting. Suggested was to use general Parliamentary Procedure and Roberts Rules of Order for Small Boards as a guide to run meetings coupled with what the bylaws dictate. Additionally 720.306 calls out an outline that DBPR suggests to run a meeting.
- Discussed was varying ways parks deal with rules violations. Consult statutes for rules for punishing violators. Selective Enforcement is always trouble. To avoid associated problems of SE suggested use of Board Resolution to set new guidelines was discussed at a previous Roundtable. Also mentioned

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at a previous Roundtable was if a rule is outdated and/or unenforceable get rid of it.

- Mentioned was the current HUD law calls for an every two years signed affidavit that a 55+ park has taken a compliance survey that it truly is a 55+ community. Signing the affidavit that the park did take the required survey and is in 55+ compliance *may* result in a felony charge if the affidavit was falsified.
- Management Company, or not, was discussed. Show of hands said some parks are self-managed, others have one of several named management companies with typical charges of \$1500-4500/month subject to services provided.
- Mentioned was there is pending legislation that 718, 719, and 720 will maintain control of minimum lengths of stay to curb shorter term rentals from the likes of Airbnb.
- Some external modifications may require permits. Failure to do so can result in dire circumstances if the county finds out, sometimes via a whistle-blower. Even though a permit is granted, the project must be approved by the park via its documents or it is a no go.

Lazy Days was thanked for its hospitality.

Meeting Adjourned

Dennis Kriesen, Secretary.