



OURROC-SWF

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Our Resident Owned Communities - Southwest
Florida, Inc.

Minutes: November, 2017 Membership General Meeting.

Location: Sun-N-Fun

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) and Secretary Dennis Kriesen (Orange Harbor). Treasurer Bill Bauer (Oak Park) was absent. Member Parks in attendance were River Forest, Lazy Days, Orange Harbor, Forest Park, Oak Park and Sun-N-Fun. Non-member Old Bridge also attended. Professional Member Integrity Risk was also in attendance. Total attendance, 29 including Directors.
2. Proof of notice of meeting: Two different announcements were emailed to all on the mailing list several weeks prior.
3. Reading of Minutes of prior meeting: April 2017 Annual Meeting Minutes were made available for review at the end of the meeting.
4. Report of Officers: This summer, Scott Gordon, who has been with OURROC since the beginning and also puts on the Training Program every year, was surprise visited by Gary and Bob who presented Scott an appreciation gift that was well received by Scott and his office staff. Also, non-dues-paying members who attend OURROC meetings were encouraged to join.
5. Report of Committees:
 - Reporting for Bill Bauer, Dennis reported a checkbook balance of \$3,117.19 with no outstanding payable or receivables.
 - Bob Snyder reported the following preliminary Meeting Topics for 2017/18.
 - December 20 – Real Estate Issues Host: Orange Harbor.
 - January 17 – Park Management – **Host Needed**.
 - February 16 – Board Training – Host: River Forest.
 - March 21- Hurricane Preparedness – Host: Forest Park.

April 18 – Annual Meeting / Roundtable – Host: Lazy Days.

- Dennis commented we currently have eight (8) Professional Members and seventeen (17) Community Members. Seven (7) Community Members and one (1) Professional member are present.
 - Gary encouraged attendees to consider running for a position on the Board. Elections are held at the April 18 Annual Meeting.
6. Unfinished Business: None.
7. New Business - Roundtable Discussion.
- **PARKING**: Where to park vehicles that there is no longer any room for in the driveway is an issue with most parks. The following comments were presented:
 1. One park commented residents will no longer be allowed to have any more cars than what can fit in his/her driveway. Status tags, e.g. *visitor*, will be issued and attached to the vehicle *by the office* and can park in designated *overflow* parking areas. Vehicles without tags parked in any area will be towed after the first warning. There will be some spaces for recognized additional cars on a year round pay-by-the month basis.
 2. One park commented it has a Lee County permitted fenced vehicle storage compound for runnable vehicles there is not room for in the house driveway. A storage fee is charged.
 3. One park commented it allows its residents to create additional parking space (i.e. concrete) at the home site within specific guidelines such as easements and concern for access to underground utilities.
 4. It was commented there must be at least 20% “green” left over after any concrete is added otherwise Lee County will not issue a permit. Flower beds, area under the home, etc. are considered green as these areas can drain by their nature.
 - **PETS ETC**: There seems to be ongoing confusion and misinformation about what the laws are.
 1. Two government rules/guidelines are in play, the FHA and ADA. Parts of each one can be in conflict with the other. A park was told by its attorney only the FHA applies to it as it is considered to be a *residential community*, meaning its facilities, such as its swimming pool, are not open to the general public.
 2. Parks that are totally resident owned can make up its own rules for pets/animals. It was discussed besides adhering to the FHA

3. rule's, the county a park resides in probably has its own ordinances that should be considered when adapting rules
 4. If a park has both owners and renters, any rules change for pets (or whatever else) must be submitted to Tallahassee for state approval. This is done so owners are not somehow taking advantage of renters.
 5. It was suggested an attorney experienced in pet/animal laws be retained as the rules are in a continuous state of flux.
- **HOAs:** A park where all residents are owners may or may not need to have an HOA to carry on its routine business. Renters in a co-op must have an HOA and follow state Statutes.
 1. Renter HOA's have a better chance dealing with owners as a group than an individual renter has. One park tells an individual renter who has a problem to go present to the HOA for submittal to the co-op: don't come to us with your problem, use your HOA. Not all renters are required to be a (dues paying) member.
 2. Yearly, the Florida Legislature makes changes to the various Statutes relating to HOA's.
 - **CAMERAS:** Multiple security cameras are becoming more and more commonplace in parks.
 1. Some parks choose to do their own installation.
 2. Consensus is the best cameras are expensive especially if you want to read license plates at night.
 3. Some parks compliment camera security with a roving group of volunteers.
 4. Park insurance carriers should be contacted if cameras are covered from loss by theft or damage.
 5. Some parks have cameras in the clubhouse, pool area, the kitchen and the maintenance area.
 - **DEFIBRILLATORS:**
 1. Suggested was Park insurance carrier should be contacted about use liability.

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2. Regarding liability, there are some defib's on the market that simply will not fire unless the person is *dead*. When opened up these defib's give simple step by step verbal instructions on its use. Liability is relieved by the Good Samaritan Act.
 3. It was recommended defib's be checked once per month for proper operation: batteries are good, pads are in good shape etc.
 4. Proper training is also recommended.
- **ALCOHOL:** In general, all parks present seem to have alcohol at certain events.
 1. A "Liquor Liability" coverage may be available from the park insurance carrier.
 - **AUDITS:**
 1. Some parks are required by their lenders to have a professional audit yearly. Also, one park has its auditor make a presentation to all the owners.
 2. Some parks may/may not have it in its bylaws to have an audit.
 3. In general, audits are a vehicle to satisfy those parties who have concerns about questionable financial activity.
 - **Hurricane Protection:**
 1. Insurance companies and lawyers are known to say if your building (e.g. clubhouse) is not hurricane proof, as difficult as it might be, the best policy is to insist people who feel they are better protected leave the building even to the extent of calling law enforcement to do it. Basically, lock the door and do not let anyone in.
 2. Regardless of how many signs there are saying the building is not safe the park may still be held accountable for injuries.

ADJOURNMENT.