



# OURROC-SWF

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Our Resident Owned Communities - Southwest  
Florida, Inc.

## November 19, 2019 Membership Meeting.

Location: Old Bridge 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), and Ken DeWalt (Oak Park). Treasurer Bill Bauer (Oak Park) was absent. Member Parks in attendance were River Forest, Forest Park, Horizon, Imperial Bonita, Lazy Days, Oak Park, Orange Harbor, Sun-N-Fun and Old Bridge. Total attendance, 31, including 4 Directors. Also in attendance was Dave Coleman of Coleman Insurance Agency who expressed interest in joining OURROC. Coleman Insurance specializes in writing whole park insurance.
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 April 17 Annual Meeting, having been sent to all on the mailing list were not read. **Motion** to approve by Forest Park, **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 \$4,416.59 as of November 5. There is no outstanding bills or outstanding debt. Taxes are current and paid.
  - Bob Snyder reviewed upcoming meeting topics, a schedule of which will be forwarded to all.

Program: **ROUNDTABLE** Discussion, a summary.

### 1. Park Documents including Job Descriptions.

- As time moves forward many ways things done in the past are outdated. Park documents (Prospectus, By-Laws and Rules and Regulations) should be reviewed from time to time for

current applicability. Suggested was it may be better to decide what changes are required before attorney involvement. Changes to Park Prospectus, By-Laws and Rules & Regulations must be approved by Tallahassee and should always be handled by Park Legal who knows the marking procedure to follow for changes that Tallahassee wants. The State does not charge to review/process changes involving a 723 but a 719 will be charged. One park has a Legislative Committee whose job is an *ongoing review* of documents.

- Suggested was an Employee Handbook describing Job Descriptions that an employee should read and initial his/her understanding. A warning to an employee for poor performance can be in writing or verbal. In either case, documentation is critical. Have the employee sign receipt.

## 2. Games of Chance.

- In Florida, gambling is controlled by the Indian Nation. What constitutes gambling *is* can be an open discussion such as is Bingo gambling? Consensus was all parks have various games of chance that most are probably in some form illegal in the eyes of F.S.849. If of real concern, contact your attorney.

## 3. Enforcement of Rules / Fining Committee.

- Two things to know: 1) Shareholders can be fined per an established schedule whether he/she is living in the unit or renting it. 2) Someone who owns his/her home and is not a Shareholder cannot be fined but after established steps have been taken, can ultimately be *evicted*. As per 1) the home owner of the unit can ultimately be evicted, not his renter. To avoid some confusion in future discussions the word *Homeowner* should refer to the person who owns the home be him/her a shareholder or someone who is *renting* the dirt from the Co-Op. Some 100% 719s have a HOA as do most 723s who reside in a 719 park. In either case the home can be rented to a second party. In both cases it is home *owner* responsibility to make sure his renter follows established rules.
- Some parks have its Park Manager follow established procedures or use a Fining Committee. Who can sit on a Fining Committee can vary from park to park.
- 719 explicitly calls out steps to follow when it comes to Fining: \$100/day up to \$1000. Before fining begins, park-established steps take place and can vary from park to park.
- Few attending parks have a Fining Committee in place.

4. Color of Units in Park.

- One park says it only allows pastel colors and approval of such by its Architectural Committee. Currently, most siding is vinyl and only comes in pastels whereas in the old days siding was aluminum any many available colors which was said to be easier to paint than vinyl.
- A Standards Committee has established guidelines for Exterior Modifications including painting the house and trim. Its guidelines include the disadvantage of dark colors except perhaps for trim with an emphasis for light pastels with no established color pallet other than be respectful of your neighbors.
- One park has a committee of two, the Park Manager and a resident who follow Park Architectural Guidelines including use of an ongoingly updated color choices that are available at the front desk. People who want to take exception can provide a paint chip on the modification application where consideration of its effect on the community is judged.
- Park Rules say color must be presented to the Modification Committee and Park Manager for approval before painting. People who paint an unapproved color get told to repaint.

5. Updating Documents.

- Governing Documents are a parks life-blood and should be reviewed every year, if not in whole, by sections.

6. Video Streaming.

- Still in its implementation stage, a park doing it claims it will encourage attendance at meetings.

7. Wi-Fi in an RV Park for those having one.

- Technology is changing so fast general consensus was not provide free to RV people but have it available as an add-on to a lease. Clubhouse Wi-Fi should be free.

Not all topics could be covered in allotted time and will be discussed at the April Roundtable.

Dave Lieber, Old Bridge Village President, was thanked for its hospitality.

Next Meeting - December 17 at Sun-N-Fun. Topic: Reserves Funding.

Meeting Adjourned

Dennis Kriesen, Secretary.