



MINUTES

January 12, 2024

The meeting was called to order by President Harman at 9:02 a.m. at Royal Oaks III clubhouse. President Harman asked for a moment of silence before leading the attendees in the Pledge of Allegiance.

Assistant Secretary, Mr. Brock, took Roll Call. There were 15 member communities represented. The minutes to the December 8, 2023, meeting was read by Ms. Angell. A motion was made and seconded to accept the minutes as read. The motion passed and the minutes will be put on the website.

Treasurer Lawrence presented the treasurer's report as of January 4, 2024. The EPROC Accounts Balance is \$3,600, with the only expense since the last meeting being for Song Printing for the maintenance of the EPROC Web Site (\$42.50 @ mo.).

Royal Oaks III provided an update.

President Harmond introduced Jonatan Whitney, Lutz & Bobo, who will be providing information and updates to our members.

1. Mr. Whitney provided the following updates.
 - a) Corporate Transparency Act - Beneficial Ownership Information
 1. BOI Reporting Rule requires certain corporations, limited liability companies, and other similar entities created or registered to do business in the United States to report information about their beneficial owners to FinCEN. Those reporting requirements take effect on January 1, 2024, the same day that FinCEN will launch its beneficial ownership information technology system to securely collect, process, and store that information. FinCEN will undertake a third rulemaking to revise FinCEN's Customer Due Diligence rule, as required by the CTA.
 2. Beneficial owners (own more than 25%) and all directors and Officers will need to provide an identifying number. (ID or Passport) by December 31, 2024, if they were established prior to 2024. 90 days to report if established in 2024 and 30 days if established in 2025.
 3. Penalties for non-compliance range from \$500-\$10,000 per violation and up to 2 years of jail time.
 4. This applies to small businesses (20 or less employees). 501©3 and 501©4 companies are exempt from this reporting rule. The website to upload the required documents is <https://www.fincen.gov>

- b) Surfside Legislation – Revised Rules for FL 718 & FL 719
The revised rules do not require 718 & 719 to have milestone Inspections, Engineer Reviews and Reports, Reserve Studies on the structural integrity of buildings less than 3 story, and no longer prohibit waiving of fully funding reserves.
- c) HOA Bill of Rights 720
 - 1. D&O Behavior
720.3033 sub section 4 states that any director or officer that is charged (even if not convicted) with any of the following MUST be removed from the Board.
 - a) Destruction of Property, embezzlement, obstruction of justice, etc.
If there is a conflict of interest with any potential contract, it must be disclosed 14 days prior to any signing.
 - 720.3065 – Crimes – 1st Degree Misdemeanor for Voting Crimes include preventing a member to vote, buying or bribing for votes, and Violence or intimidation.
 - 2. Meeting Notices – All notices, whether posted or delivered electronically, must include all agenda items. 720.303 sub section 4 states a roster of all members must include designated mailing address and/or email address. Members need to notify the Board if they want mail or email addresses changed.
 - 3. 720 Fining Process – 14 Day notice to homeowner to include the specifics of the violation they are being fined for. Fining committee (min of 3 members) must meet to review and approve or deny the fine levied. Committee and homeowner can now meet virtually or by telephone.
720.3045 States homeowners cannot be held responsible for infractions that cannot be seen on their property.

Mr. Whitney answered many additional questions from the members.

President Harmon announced the February 9, 2024, meeting will be held at Emerald Point, topics will include fining, rule enforcement, 718, 719 and 720 provisions, and meeting control. President Harmon also confirmed the 719 training to be held at Country Aire Estates on March 14th and the 720 training to be held at Costa Del Sol on March 15, 2024
President Harmon reported the findings on Camera laws that can be found on the FL Community Associations Professionals website at <https://www.fcapgroup.com>.

The guest speaker for the March meeting will be Mr. Wells, Tax Collector for Pasco County and
Being no further business, the meeting was adjourned at 10:56 a.m.

Respectfully Submitted By,

Jullie Angell

EPROC Secretary