



MINUTES
December 9, 2022

The December meeting was called to order by President Harman at 9:05 a.m. at American Condo's clubhouse. Prior to the Pledge of Allegiance President Harman asked for a moment of silence and prayer for those residents who have passed in the past year.

The President of American Condo welcomed the EPROC attendees, introduced the association's officers and gave a brief overview of the host park. They have 307 homes along with numerous amenities to keep the shareholders active.

Secretary Snell took Roll Call. There were 17 member communities represented, which included a new member, being Gem Estates. The November 11, 2022 meeting minutes were to be read by Vice. President Herman, however he is not yet in attendance so they will be read later.

Treasurer Lawrence reported that as of 12/6/2022 the EPROC Account had \$5,364.54 and an additional \$100 will be deposited today.

President Harman reported that the Board had voted to eliminate the dues for October 2022 through March 2023 to give other Resident Owned Communities the opportunity to attend to see what we are about and encourage them to join EPROC. He also informed the attendees that he had been working diligently with Song Printing and Design to update the EPROC web page (<http://www.eastpascoroc.org>). He asked the attendees to please go to the web site, confirm the picture/address/website/email address/etc. is correct and the way you want it. If it is not correct, please let the secretary know (via text or mail) if changes need to be made.

President Harman also stated he had been asked by Jim Clark of Emerald Point if any of our EPROC Communities had a dress code of any type (whether for special activities, events or in general). If you do, please contact him to share your "dress code" information.

President Harman then introduced State Senator Danny Burgess, who gave an update on things he's been involved in on at the state level which included; 1) Being Chairman of the Elections Committee, which includes a large number of topics related to elections and laws/controls governing the election process in Florida, 2) Law & order legislation which included a bill that reinstated the concept of peaceful protest vs violent unrest, 3) Pandemic preparedness committee which he felt Florida set a standard and led the way to balance the way to be safe and the need to live, 3) Addressing teacher shortages throughout the state and pairing those shortages with post 911 era military retirees/veterans with a lot of skills and knowledge and are still eager to give back to the communities, 4) Property insurance issues that are at a crisis level in Florida, 5) Addressing drug and homeless issues that have significantly increased since the legalization of drugs and the COVID pandemic. Senator Burgess does have a newsletter (The Burgess Bulletin) to keep voters up-to-date with current senate topics.

President Harmon thanked Senator Burgess for his presentation and called on Vice President Herman to read the minutes of the November 11, 2022 EPROC Meeting held at Oaks Royal III. The minutes were approved as read.

President Harmon reported Board Certification Training had been set up for FS719 and FS720 at Betmar's Clubhouse #2 on February 15, 2022 with a 9:30 a.m. sign in and 10:00 a.m. start time. To sign up for the one of the class, attendees need to either Text Mike Herman at: 517-630-6021 or Email him at mx2herman@gmail.com with the following information:

- Name of Attendee
- Community Name
- Session to be attended (FS719 or FS720)
- Attendee's Email Address
- Attendee's Phone Number

Relative to FS718 Training, President Harmon asked the members of the group (currently 3 EPROC Members) to provide him with the number of individuals who would need training. If there are enough to be trained, we may be able to set up a special session. Otherwise training could be taken on-line or from some other source. If a charge is incurred, the members of those communities would be reimbursed for up to \$50 from EPROC upon submission of copies of the charges and certificate of completion.

The January 13, 2023 EPROC Meeting will be held at Emerald Point. The speaker will be Atty. Scott Gordon or a representative from his firm who is knowledgeable of the issues. The topic will be changes to the 2022 Florida Statutes.

President Harmon briefly shared two articles he had read regarding:

- When someone's tree falling on a neighbor's home, who is responsible for damages and trimming of trees that hang over onto your property.
- The association's responsibility of neighbor-to-neighbor disputes.

Vice President Herman reminded attendees that the February EPROC Meeting will at Betmar and will include 4 or 5 round table discussion groups, tentatively:

- Fining Committees
- Contractors & Contracts
- Financial Reporting & Audits
- Meeting Control & Members Speaking
- Hurricane Prep & Clubhouse Use

He also stated that if there was any other topic anyone would like us to consider they could send Jim an email stating the topic, because the Board will be making a final decision pretty soon so we can try to have a subject matter expert available to lead the discussions for each of the chosen topics. One of the attendees asked if the topic of pets could also be added to the list.

Being no further business, the meeting was adjourned 10:30 a.m.

Respectfully Submitted By,
Valarie Snell, Secretary

FINAL