



MINUTES

January 13, 2023

The January meeting was called to order by President Harman at 9:03 a.m. at Emerald Point'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.

Secretary Snell took Roll Call. There were 14 member communities represented. The minutes to the December 9, 2022 meeting were read, being no changes, a motion was made, seconded and passed to accept the minutes as read.

Treasurer Lawrence reported that as of 1/12/2023 the EPROC Account balance was \$5,322.

The Ron Erwin, of Emerald Point, welcomed the EPROC attendees and shared background information on their park.

President Harman introduced Attorney Scott Gordon, who gave a summary of changes to the 2022 Florida Statutes that could impact those communities that fall under 718, 719 or 720 statutes. The biggest change was made as a result of new Surf Side Legislation for condos (being Florida Statutes 718) 3 stories or more which **should not** have affected mobile home communities. However, it is written in a manner that does have an impact all 718, 719 and 720 communities. (He referenced the definitions Section and FS719.106). Following his presentation he addressed several questions from the members and suggested the communities send a letter to their Senators & Congressmen asking them to correct the Statutes so the communities that fall under FS 719 (Cooperatives) and FS 720 (Homeowners' Associations) are not impacted by the 718 (Condominium) Statutes.

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

- Fining Committees
- Contractors & Contracts
- Pets
- Hurricane Prep & Clubhouse Use
- Insurance

President Harmon reported Board Certification Training had been set up for FS719 at Spanish Trails West Clubhouse and FS720 will be held at Emerald Point. Both will be held on February 15, 2023 with a 9:30 a.m. sign in and 10:00 a.m. start time. To sign up for one of the classes, 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

He urged members to sign up as quickly as possible (no later than 2/8/23). If there are not at least 5 members per session, the session(s) will be cancelled. The training session will last 2-2 ½ hours.

Being no further business, the meeting was adjourned 10:50 a.m.

Respectfully Submitted By,
Valarie Snell, Secretary

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