



## MINUTES

February 11, 2022

The February meeting was called to order at 9:05 a.m. at Betmar's Clubhouse 2 Annex by President Jim Harmon. After a moment of silence in remembrance of lost members and a roll call of member communities present (12), President Harmon made the following announcements:

- EPROC has changed banks for our corporate accounts from San Antonio Citizens Federal Credit Union to SouthState Bank.
- We have changed the official mailing address from the Betmar corporation office to that of our Secretary, Linda LaFayette. New address for EPROC **37415 Marta Avenue, Zephyrhills, FL 33542**. Please change this address of record in your community's offices and notify board members and others who deal with EPROC.
- EPROC will sponsor Board Certification Training for 720-HOA and 719-Condo communities. Training will take place at Betmar's Clubhouse 2, 37137 Lakewood Drive, 33542 on Wednesday, February 16, 2022 beginning at 9:30 a.m. EPROC will reimburse member communities for the cost of on-line training; contact Jim Harmon at Emerald Point for further information.
- Our March meeting will be held on Friday, March 11<sup>th</sup> at Grand Horizons. The program will be presented by 2 representatives of the Florida DBPR, one from the public education side and the other from enforcement. Valuable information will be provided.

President Harmon discussed next year's schedule and asked for program suggestions from members present. One suggestion was a representative of Southwest Florida Water Management District (SWFWMD). Jim also asked if any community would be willing to host a meeting next year; Oaks Royal III volunteered to do so. Contact is Ann Parks.

At this point in the meeting, attendees broke into groups for our member roundtable discussions. Following the individual discussions, reports were given by a member of each group. Topics and follow-up notes are attached.

There being no further business, the meeting was adjourned at 10:43 a.m.

Respectfully submitted,

Linda LaFayette, Secretary  
Attachment

EPROC February 11, 2022 meeting  
Roundtable discussion notes:

**Caregivers: (CG)**

- Require a doctor's slip
- CG – no park privileges
- Background checks on all live-in CG
- no added guests through CG to resident home
- have interview process for CG
- attorney to draw up and be involved if necessary- homeowner pays any fees
- Homeowner responsible for CG activities
- concern for someone's welfare, contact Sheriff's department for a wellness check
- CG agrees in writing to move out within a specified time after ending care
- CG do NOT count against HOPA.

**Background Checks: (BG)**

Several specific instances were discussed. Some felt visitors required BCs

- never disclose contents of BC
- using an outside company – they are not liable, but you are
- park should shred all related documents
- owner/new resident should pay for BC
- General concerns expressed about requiring BCs as a committee decides who is allowed in
- BC should go back 10 years
- Conclusion was BG should be done on new residents.

**Fines:**

- need very specific rules and protocols to define enforcement
- process -1)verbal 2)written 3) written with fine 4) fines committee (homeowners, only – no board members) for arbitration/final determination
- suggestions: verbal reminder in November for cleaning up properties – neighbor helping neighbor – send picture of un-kept properties to homeowners who are away for the summer.

**Visitors:**

Need specific rules for visitors – suggest 15 consecutive days, no more than 30 in a year

- could have policy for exemptions
- suggest an open meeting to approve a longer period
- should do credit and background check
- overnight visitors should sign in
- car permits
- Age issue
- Owner should be present
- CO-OP can evict or lien/foreclose for violation