



## MINUTES

January 14, 2022

Meeting was called to order by President Jim Harmon 9:00 a.m. asking for a moment moment of silence for lost members. Linda read the minutes of the December 10, 2021 meeting, and Robert presented the Treasurer's report.

President Harman then introduced our guest speaker for the day, Attorney Scott Gordon. Scott discussed 2021 changes and potential changes expected in 2022. Some of Scott's topics are listed on the attached notes. Scott remarks dealt with all three community types, 718, 719 and 720. Not all comments on the attached apply to all community types.

Our February meeting is scheduled for Friday, February 11<sup>th</sup> at 9:00 a.m. at Betmar, 37137 Lakewood Drive, Zephyrhills. That meeting will be a member round table discussion; The following topics were suggested – Fines, Care Givers, Background Checks Rentals, Visitors and Pets. Also suggested by attendees was insurance.

On Wednesday, February 16, 2022, EPROC will host Board Certification Training for HOA's (720s) and Co-op (719) beginning at 9:30 a.m. Please register in advance.

The meeting was then turned over to our guest speaker, Attorney Scott Gordon, Notes on his presentation are attached.

After a couple follow-up statements, the meeting was adjourned.

Respectfully submitted,

Linda LaFayette, Secretary  
Attachment

EPROC Meeting, January 14, 2022

Speaker: Attorney Scott Gordon

Notes

Resident requests for inspection and/or copy of corporate records. O reason for the request can be required. Certain records are exempt (SSNs, personal financial and medical records, etc.) DBPR may get involved if improperly denied.

Collection processes may be more difficult. Delivery of assessment information must be 30-45 days prior to attorney involvement.

Notices to membership – meetings should include agenda; consent to record required.

Board Term limits for 719s; 8-year limits; director recall disputes – state court with DBPR filing

Documents can be posted, rather than requiring paper copies.

As an alternative to dispute resolution, can request mediation.

Use of emergency power; statutes created in response to 2004 storms. Expanded to include natural, technological issues. MUST have declaration of state of Emergency for emergency powers to kick in.

Removal of discriminatory procedures of directors from the Statute; board can remove without vote of members.

Pohibiting Rental Agreements less than six month (i.e. AirBnB) and no more than 3 years.

Rules and Regulations are NO LONGER “Governing Documents.” Boards can change Rules & Regs whenever they wish; R&R do NOT have to be recorded.

Must keep Ballots and election related documents for 1 year following vote.

Record of visitors are not accessible to other residents.

Notices to Owners are only sent to the address of record in corporate records..

Reserve are MANDATORY if ... See 720.306.6

Directory (member list) is NOT required

Renewal of Covenants:

CO-OP – not MARTA (FS 712) governed

HOA – MARTA (FS 712) Governed

Rules changes do not have to be filed with DBPR

You can table (REMOVE AGENDA ITEM) by tabling the item; residents may NOT speak on a tabled item.

Regarding excessive insurance premium increases, is there a possibility of a state fund which could help?

Co-op: recommends a Market Share Study prior to sale of unsold shares