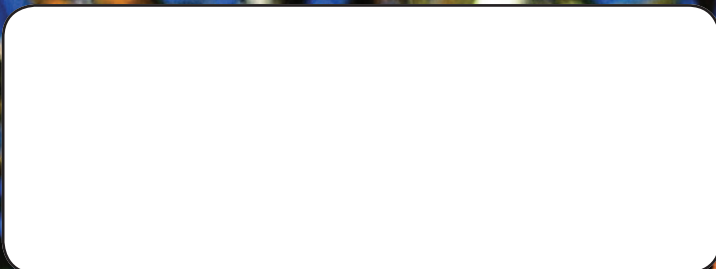


September - October 2021

# FMO Magazine

The Official Publication of the Federation of Manufactured Home Owners of Florida, Inc.



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## FMO Magazine

Official publication of the Federation of Manufactured Home Owners of Florida, Inc.

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## *Message from the President...*

*Ronald Grove, FMO President*



August 2nd was my one-month anniversary of being your president – WHAT A MONTH! When I volunteered in this wonderful organization little did I think I would ever end up here.

This organization is primarily made up of volunteers and we need many more. We have only 5 paid employees, 3 ladies in the office (Jane, Beth, and Diane) and our legislative and legal counsels (Nancy Stewart and Robert Burandt respectively). All the rest of the FMO leadership are volunteers, working hard to help our friends and neighbors who chose our lifestyle.

First of all, we need members so please be sure to renew when your membership is due. We have had problems as we moved to a new computer system in getting renewal notices out, but I think we finally have that fixed. We are making an effort to have our park representatives contact their members who have not renewed to see if they might have missed their reminder.

Then leadership – we have way too many vacancies from districts to the state board of directors. Each district has a set of officers starting with the president. At the board level we have section directors and members at large. Our bylaws do say that state officers do need to have been a member at least 2 years.

We have a State Assembly coming up this December 7-9. We hold these assemblies every 2 years to gather delegates (3) from every district to make any bylaw changes that we may need and to elect our state officers for the next 2 years. District Presidents should be thinking about the delegates they will be choosing, so if you think you might be interested, let your district president know. The Assembly will be held in Kissimmee; your overnight room is covered by FMO as well as the group dinner

on the eve of the first day of the State Assembly.

It's a wonderful opportunity to learn more about our organization and meet and talk with officers and our counsels.

On a closing note, for children and grandchildren both in Florida and around the country as they start back to school, I am a member of the Sons of the American Revolution. This is a non-profit, genealogical organization dedicated to promoting patriotism, preserving American history, and teaching American history to future generations. I am the president of the Lake-Sumter Chapter and chair of the State Essay and Oration Committees and serve on the Poster and Brochure committee. We have several youth programs – 5th Graders Poster Contest, Middle School Brochure Contest, High School Essay Contest, Oration, JROTC and Eagle Scout contests. All of these start at the chapter level. The winners then compete at the State and those winners go on to the National. This year our American history teacher of the year, Jennifer Butera from East Ridge High in Clermont was a national winner and Kelsey Lopp from Vanguard High in Ocala was the national Rumbaugh Oration winner. Kelsey and her parents were flown to Seattle for the national competition, and she received a \$6,000 scholarship.

You can see the details of all these contests on the national web site SAR.ORG under the tab Education. I am glad to help anyone locate their nearest chapter so you can get the deadlines for their contests. I will need to know what city the child lives in. Unfortunately, we don't have a lot of entrants in Florida, so their chances are pretty good. My email is ron\_grove@hotmail.com. Don't hesitate!

*Ronald Grove, FMO President*

# CAPITOL BEAT

Your News from Tallahassee



*By FMO Legislative Counsel  
Nancy Black Stewart*

## The Knowns....and The Unknowns!

Greetings all! And we thought 2020 was weird, almost “other-worldly”. Right now, this year feels like: “Second verse, same as the First”! I’m so happy for all of you who have been able to travel north over the last several months to visit family and friends. And, I suspect that things have changed and are somewhat different from your previous time there. The Knowns...and The Unknowns: you knew you were going, yet it was unknown exactly how things would be there.

I do believe we have all been forced to become more adept at managing and handling the unknowns over the last 18 months. I also believe we each get up every single day and do the very best we can. And yes...it is disarming when some of the “knowns” jump over to the “unknown” column.

It is known that there will be legislative committee meetings this fall. The 2022 Session starts on January 11. Your legislators will be in Tallahassee during the following weeks:

**Monday, September 20 - Friday, September 24**

**Monday, October 11 - Friday, October 15**

**Monday, October 18 - Friday, October 22**

**Monday, November 1 - Friday, November 5**

**Monday, November 15 - Friday, November 19**

**Monday, November 29 - Friday, December 3**

(Although they may get home for some of these Fridays...) A major unknown at this time is whether the Capitol, the House, or the Senate, will be

open to the public?!? The Governor advocates for personal responsibility so I cannot imagine he will close the buildings. However, the House and Senate have complete control over their own spaces in the Capitol Complex. The surging COVID variant case numbers and breakthrough cases give me pause...whether I will be able to go to the Capitol is an unknown right now...hard to make plans!

Also. What will the Committee membership be? The Senate has already made changes to the Committee make-up. Will the House follow and make membership changes too? A big unknown?

Both the House and Senate must immediately dedicate time, attention, and resources to Reapportionment. The Florida Constitution requires a re-drawing of legislative district boundaries every ten years based on federal census data. When the Legislature adjourns in March they must have completed this task. It is known who legislators represent today. It is unknown what their District will look like for next year’s election cycle.

We have all been forced to be a little more flexible in the 1 ½ years of COVID. And sometimes we just can’t read those tea leaves telling us about the unknowns. I went in for a hip-replacement. That was a known to me...it’s my second and this one would be no big deal either. Well...the unknown was the broken femur bone that occurred during surgery. Good grief! Honestly...had not prepared for this particular unknown! I’m on the mend and doing well. And my point is: the unknowns can catch us off-guard but they don’t have to control everything!!



## 9 X 10 Club

**Happy 90th Birthday**

**JOHN SALVUCCI**

John was born in Boston, MA. and grew up in Watertown and Newton, MA. After graduation he went on to Clark University in Worcester, MA. From there he joined the U.S. Air Force, and spent the next 25 yrs. flying B-24's, B-25's, B-36's, B-47's, and B-52's. During his time in the Air Force, he met Eleanor who was also from Newton, MA and after 8 years of dating, John and Eleanor were married. Over the next few years, between travels, they had 6 children.

After John's retirement from the Air Force, his next venture was working in Real Estate. During this time he started a Rental Property program, where he serviced over 300 rental home properties and later added condo's to this list. This continued for another 30 yrs.

John and Eleanor decided that Florida was the place to be, so they moved to Sherwood Forest Mobile Home Park in Kissimmee, FL., to be near their daughter, and enjoy time having fun with Mickey Mouse and traveling the world together.

Well, they did not quite make all of it, as at this point John began another career this time serving as HOA President of Sherwood Forest MHP. After being introduced to the FMO, he became a member and then continued on as an FMO District 16 President then as an FMO Section III Director, sat on the FMO Board and participated in many executive committees and then was elected to the President of the FMO.

He is not retired yet, and as Covid allows us, we will be assisting at the District 16 events. John also enjoys working in the garden to relax. With him, life continues one day at a time. God Bless you John, and a Happy Birthday!

*Submitted by Eleanor Salvucci.*



***If you are or you know an FMO member who is at least 90 years old, please let us know.***

***Special thanks to the family and friends who continue to support this column by sending in photos and articles of their friends, neighbors and relatives.***



# LEGAL EASE

By Robert B. Burandt

**Q:** Is it legal for the Park Management to dictate how the HOA is structured or run in respect to a social club? A special meeting was held with no agenda given and no notice to members of the meeting to have the social club of 30+ years. The elected board was dissolved and was told the now restructured activity board, appointed by the HOA, was put in place without any meeting or vote of members of the HOA and was told it's an executive decision so no vote required with both HOA president and Park Management present and speaking.

**A:** *The Park Management cannot dictate how the HOA is structured or run with respect to the Social Club. Any Board or membership meeting must be properly noticed, and a vote would be required to dissolve the Association. Your question is a little confusing, did they dissolve the social club or the association?*

~~~

**Q:** What do we do if current HOA board is illegal as far as voted in by the people over 5 years ago? Bylaws state term to board is 3 years on board, not the position, and current HOA president states he still has 2 more years to go so no elections required at this time. He has served on board since 2016 without an election.

**A:** *With regard to elections and terms I would suggest you contact the DPBR, again I find it hard to believe that there has been no election for five years and the President states he still has two years left on his term, but anything is possible.*

**Q:** Would it be a violation to close out bank accounts of sub committees and add to HOA bank account without knowledge of HOA members until after the accounts were closed?

**A:** *Closing bank accounts is something normally discussed at a duly notice Board Meeting and in most case to my knowledge doesn't require a vote of the membership unless the governing documents require a vote.*

~~~

**Q:** Is it illegal for the HOA president to not give a breakdown of last year's rent increase that happened during the pandemic that he states he worked on and made a decision on without a board of 5 HOA members, not on the board?

**A:** *You asked if it was illegal for an HOA President to avoid giving a breakdown of rent increases for the past year and negotiating rent increases without a committee of five persons. It is not illegal and nothing says he cannot negotiate the rental increase with the park owner without a committee, unless the association documents require a committee. But I would not suggest this unless it was unavoidable.*

## HAVE A LEGAL QUESTION?

You can submit a question for FMO's Legal Counsel's consideration in one of the following ways:  
Email: [diane@fmo.org](mailto:diane@fmo.org) | Fax: (727) 601-1585  
OR Mail to: FMO Office  
1101 Belcher Road, South, Suite B,  
Largo, FL 33771

.....LEGAL Continued on page 7

LEGAL Continued from page 6.....

**Q:** Is it a violation for the HOA president to meet with Park Manager weekly, and no notice to members of what meeting pertains to?

**A:** *It is not a violation of Florida Statutes 723 for the President to meet with the Park Owner as long as a quorum of the Board is not present. If there is a quorum then there be a posted notice.*

**Q:** What is our recourse to get the HOA and park back to a working community and not a dictatorship?

**A:** *What is the recourse to getting an HOA back to a working community and not a dictatorship...I suggest you and your supporters run for the Board and over throw the Dictator.*

## Attorney Editorial

President Grove has asked me to address questions that come to Officers and Board Members of the FMO. Although some of the members of the FMO are more familiar with Florida Statutes 723 than most attorneys and judges, the fact is that you must be licensed to practice law in Florida to give legal advice. So, any opinions you receive from FMO members, Officers or Directors should be considered their personal opinions and not legal advice and all opinions should be referred to a Licensed Florida Attorney before being relied on. The FMO is here to help and the Legal Ease section of the FMO Magazine is here for that purpose, please feel free to submit all questions to the FMO in written form.

Further, In the interests of serving our membership I would like to ask the members to provide me with a list of attorneys that you have been using and if you have been satisfied with their representation of you. We are trying to put an updated list of attorneys to service our members and would appreciate your help. Please forward your response to [robert@capecoralattorney.com](mailto:robert@capecoralattorney.com) or write to Robert B. Burandt at 1714 Cape Coral Parkway Cape Coral Fla. 33904

Last but not least, most of you will be receiving a notice of lot rental increases in September and you should know that you have 30 days to meet with the Park Owner to contest the increase. The statute says that the statutory committee must meet 60 days before the increase goes into effect and since the notice must be 90 days before it goes into effect, your left with 30 days after you get the notice. At the meeting the Park Owner shall in good faith disclose and explain all material factors resulting in the decision to increase the lot rental amount, reduce services or utilities or change rules and regulations, including

how those factors justify the specific change proposed. With respect to lot rental increases, 99% of the parks justify the increase by comparing your rent to other parks in your area. If the committee disagrees with a park owner's lot rental amount increase based upon comparable mobile home parks, the committee shall disclose to the park owner the name, address, lot rental amount and any other relevant factors relied upon by the committee, such as facilities, services and amenities, concerning the comparable mobile home parks. The committee shall provide to the park owner the disclosure, in writing, within 15 days after the meeting with the park owner, together with a written request for a second meeting. This second meeting should take place within 30 days of the request.

*Robert B. Burandt, Esq.*

*David Holley, Esq.*



# News from the Field

## DISTRICT 16

All set to go. That's right District 16 will be starting its monthly meetings back up on Saturday, September 25th at 9am. There will be refreshments and a speaker. It will be a time to renew friendships and develop new ones. It's time for Old Rip Van Winkle to wake-up and get on the move. There is so much to discuss and rejuvenate our FMO communities, it has had to be in slumber mode long enough. We will be discussing the status of our parks as they come out of the pandemic mode, what we need to do, what we need to expect, how to conform to CDC restrictions and how to make sure our parks handle

those restrictions and do not impose their own restrictions, thus denying residents of their amenities. We welcome those of other districts if they wish to attend. We will be meeting at the Club House of Whispering Pines MHC located just east of N. Poinciana Blvd and Hwy 17, (Kissimmee, Osceola County) on Pines Blvd. Bring a friend, remember one does not need to be a member of the FMO just interested in maintaining the wonderful lifestyle of living in a Manufactured Home Community.

*jps*

## Section V Report: Districts 1 and 6

Since it has been a while, I think it's good if I gave everyone a quick refresher. Section V is comprised of District 1 and District 6. District 1 consists of all Polk County and is led by District President Howard Korn; District 6 consists of DeSoto, Glades, Hardee and Highland Counties and is led by District President Norma Woodall. Now for those of you that think Howard has it easy with only one county you should be aware that Polk County has a land mass larger than the state of Delaware and is home to nearly three hundred manufactured home parks with more than 30,000 residents!

The past two years have been challenging to say the least. Despite the pandemic people have been selling their homes in all too normal cycle, with new folks moving in to take their place. We welcome our newcomers, naturally, even as we wave goodbye to old friends and neighbors, unfortunately, due to the various periods of facility shutdowns we have not been able to get out to greet our newcomers, explain what FMO does for them and why they should join our family to enjoy our lifestyle to the fullest.

This fall we are looking forward to a new beginning as our clubhouses open and we once again enjoy the customary comradery with coffee and doughnuts prior to the start of our district meetings throughout the counties we serve. District President Howard Korn began preparations by hosting a training retreat for the district 1 officers on July 27 at The Hamptons Grille to discuss the upcoming FMO bi-annual State Assembly, locating a district secretary and planning locations and programs for the coming season. Howard is planning an added retreat in early September to complete plans, so stay tuned for details.

It does take planning to supply the quality programs, training, and education that you, our members deserve and that takes people, volunteers like yourselves. If you feel you would like to participate in helping FMO grow and thrive here in Central Florida please contact Howard at [howard.corn@sbcglobal.net](mailto:howard.corn@sbcglobal.net), Norma Woodall at [ngwoodall@gmail.com](mailto:ngwoodall@gmail.com) or myself at [dwcarr@rogers.com](mailto:dwcarr@rogers.com)

*David Carr, Section Director  
Section V – Districts 1 & 6*

**FMO WILL BE CLOSED ON SEPTEMBER 6th FOR LABOR DAY  
and will reopen on Tuesday, September 7th...**

.....FROM THE FIELD Continued on page 9



## News from the Field continued

### Changing Things Up a Bit in District 14!



**District 14 Luncheon – 7/21/2021**

*Pictured in this photo from Left to Right: Maureen Snyder, Bonnie Williams, Linda Johnson, Carl Salter, Linda Salter, Ken Wilson, Ken's Grandson (Ezra), Kay Madore, Gayle Janucz, Carla Barbone and Jerry Holloway.*

1st Park Representative Luncheon! We are proud to say we have 45 Park Representatives across Volusia and Flagler Counties! We had our first luncheon to get people together. The venue was the Olive Garden in Orange City who provided excellent service, our own room AND great food! This networking session allowed the Park Representatives to get together and connect again after the long COVID shut-down year. The discussion was lively and informative each shar-

ing methods that have been effective increasing HOA/FMO memberships in their respective parks. Those in attendance discussed negotiations completed in area and final results. The information sharing was helpful for all of those who attended. Looking forward to the next luncheon! Many of our Reps are up north but those who could attend today enjoyed the meal and the company!



### An Act of Kindness

I know I shouldn't have done this, but I am 80 years old and I was in the McDonald's drive-through this morning. The young lady behind me leaned on her horn and started mouthing something because I was taking too long to place my order. So when I got to the first window I paid for her order along with my own.

The cashier must have told her what I'd done, because

as we moved up she leaned out her window and waved to me and mouthed "Thank you," obviously embarrassed that I had repaid her rudeness with kindness.

When I got to the second window I showed them both receipts and took her food too. Now she has to go back to the end of the queue and start all over again.

Don't blow your horn at old people; they have been around a long time.....

*Submitted by Fred Sullivan, Section II Director*

# POLITICAL ADVOCACY COMMITTEE (PAC)

Your Legislators are home! We urge you to contact your State and Federal Legislators.

We are once again facing the challenge of keeping the “Tie-Down Program” in place. The Program itself is in danger of completely disappearing in June 2022 and FMO will need your FULL support. Those parks on the list and those in the future will cease to have the ability to have additional storm protection for their homes if the Program fails in the Legislative bodies. Our Legislative Counsel, Nancy Stewart, will pursue sponsors for a Bill to extend the program for another 10 years. This is a good time to start educating your

neighbors and residents, the importance of joining FMO and our efforts to keep you and your home safe. We will keep you updated.

The Committee is still working on Legislative ideas and will work on language for our proposed Legislative Bills for 2022. We have yet to determine which of the ideas will graduate to the level of introduction. Our next issue will consist of a list that we have decided upon. Stay tuned!

*Jesse James, Chairman, PAC*  
*jessejamesfmo@hotmail.com*  
 727-271-9565

## “TEAM DBPR”

Team DBPR (Jim Mull and I) met with FMHA and FMHRC facilitated by C.J Aulet, Director of the Division of Florida, Condominiums, Timeshares, and Mobile Homes. The first meeting included Ron Grove, President of FMO. The purpose of the meetings held on July 7 and August 5 was to begin a dialogue between the parties that would be conducive to agreed changes in FS 723. The atmosphere between the parties was respectful and relaxed.

FMO’s purpose is to also form a closer working relationship with DBPR. We will attempt to work closely with all involved parties in further possible discussions.

*Jesse James,*  
*Spokesperson, Team DBPR*  
*jessejamesfmo@hotmail.com*  
 727-271-9565

**In preparation for the 2022 Regular Legislative Session, please be advised that the dates for the interim committee meetings are as follows:**

Monday, September 20 – Friday, September 24

Monday, October 11 – Friday, October 15

Monday, October 18 – Friday, October 22

Monday, November 1 – Friday, November 5

Monday, November 15 – Friday, November 19

Monday, November 29 – Friday, December 3

**The Regular Session will convene on Tuesday, January 11, 2022.**

**Burandt Adamski & Feichthaler P.L.**

### Robert B. Burandt

*Attorney at Law*

**PROFESSIONAL:**  
 Police Academy Graduated - 1974 (74M Class)  
 Michigan State University Graduated - December 18, 1979  
 Michigan College of Law Graduated - June 4, 1984  
 Michigan State Bar Association Admission - October 22, 1984  
 Michigan Circuit Court of Appeal Admission - June 19, 1996  
 Michigan Supreme Court Admission - February 22, 2000

**WORK EXPERIENCE:**

**ATTORNEY**  
 1714 Cape Coral Parkway East  
 Cape Coral, Florida 33904  
 May 27, 1985 - Present

**OFFICER OF THE LAW**  
 Harper Woods Police Department  
 19617 Harper  
 Harper Woods, Michigan 48225

Patrol Supervisor, June 1979 - May 1985  
 Youth Officer, June 1977 - June 1979  
 Patrolman, October 1974 - June 1977

Various part-time experiences while attending college, including Fishing Line Inspector, Chrysler Corporation; Advertising, The Detroit News; and Assistant Manager, The Shawassee Hotel (currently the Southfield Sheraton) in Southfield, Michigan

References available upon request

**EDUCATION:**  
**LEGAL:**  
 Detroit College of Law  
 Michigan State University  
 Juris Doctor Degree,  
 May 1984

**Honors and Activities:**  
 Detroit Recorder's Court  
 Internship  
 The Honorable John Gillis,  
 Summer of 1982

**UNDERGRADUATE:**  
 Wayne State University,  
 Detroit, Michigan  
 Bachelor of Science in  
 Criminal Justice  
 Minor in Business Finance

**Honors and Activities:**  
 Teaching Certificate from the  
 State Michigan Department of  
 Education

**BAR ADMISSION:**  
 United States Supreme Court  
 United States Court of  
 Appeals 11th Circuit  
 Florida Supreme Court

robertburandt@yahoo.com  
 p.(239)542-4733/f.(239)542-9203  
 1714 Cape Coral Parkway East  
 Cape Coral Florida 33904 USA

# SECTION IX REPORT DIST. 11 AND DIST 17 PASCO, HERNANDO, CITRUS, AND SUMPTER COUNTIES

The purpose of this report is to speak about District and FMO Board Leadership.

I would like to thank you for your continued support and please take the time to read this communication in its entirety.

I am happy to announce that despite Covid 19 over the last 18 months, it appears that FMO's membership count has remained steady. This surprising news is a result of membership renewals and the recruitment of new members.

An integral and crucial part of our organization begins with the placement of Park Reps within your Community. These important positions allow FMO to keep you updated and informed. Absent that contact person in your park, we have a difficult time at keeping you fully informed.

District 17 includes Pasco County East of Rt.41 and Citrus/Sumpter Counties.

District 11 includes Pasco County West of Rt. 41 and Hernando County

Both Districts have no District President (DP). This void in Leadership is vitally important. Park Reps and other FMO members receive up to date information from the District President which is passed down from the Board of Directors. No experience is necessary to fill the District President's

position.

My position as Section Director serves on the Board of Directors. This position is also available. When my position becomes vacant, Districts 11 and 17 will have NO FMO representation other than the few Park Reps that are now in place.

Both District Presidents and Section Directors positions require that a person be a member of FMO for one year and a resident of Florida for only 5 months per year. Both Leadership positions submit expense reports for travel, overnight stays (if necessary), office related supplies, and other "out of pocket" expenses that are FMO related.

Without District and Board Leadership, direct representation for both Districts will cause irreversible damage to FMO and to badly needed support through advocacy on your behalf. Please consider accepting my offer of mentorship by becoming someone who can truly make a difference. Serving in positions of your HOA board is not a conflict. If you are interested in knowing more details, I am more than willing to take your call or meet you in person.

I look forward to your response.

*Respectfully,*  
*Jesse James, Section IX Director*  
727-271-9565

## *The* **FMO HOA** *Honor Roll*

Honoring HOA Boards of Directors having 100% FMO Membership

**DISTRICT 11**  
Senate Manor, Port Richey



# MEMBERSHIP COMMITTEE REPORT

As the summer draws to a close, we can soon look forward to in-person meetings and activities with both HOA and FMO involvement. Our membership promotion campaign will also see its final months of membership participation. If you have not sponsored a new member, do so now to be included in our drawing in January 2022. The top prize of a beautiful NEW well equipped Golf Cart is valued at over \$8,000!! It is street and turf ready and will be delivered to your front door! Multiple other prizes valued at \$2,700.00 are at stake.

Here are a few benefits of the FMO membership that you may use to solicit your neighbor and friends to join:

1. Bi-Monthly FMO Magazine
2. Legal Questions answered by FMO's Legal Counsel, Robert Burandt

3. Legislative representation by our Legislative Counsel, Nancy Stewart
4. Cross Country Motor Club road service offered to FMO Members at a reduced annual fee.
5. Various Committees and educational materials
6. District Officers and Board members who will respond to questions regarding park issues.
7. Office staff that will direct your concerns to the proper source.
8. District Meetings held locally in your area October-May.
9. Various slots available for District Officers, Committees, and Board of Directors.

Your District Presidents will be seeking Delegates to attend our State Assembly this year to be held in Kissimmee Tue., December 7 (noon) through Thurs., December 9 (noon). Please contact your District President for more information.

Jesse James,  
Chairman, Membership Committee  
jessejamesfmo@hotmail.com  
727-271-9565

## Membership Contest Winner



**Congratulations  
to Francis Gallio!!**  
District 11 Senate Manor  
For the Membership Contest  
in the Month of July 2021.

**Francis will receive  
a \$100.00 gift card.**

**Thank you for your hard work!!**



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# Consolidated Legal Fund

It has been a challenging two years for the CLF but thanks to the dedicated Committee Members we have managed to make strides. We are pleased to welcome three new Homeowners Associations to membership in the fund. Jamaica Bay in Fort Myers, Mark Mobile in St. Cloud and Whispering Pines Village in Sebring. Together these three communities add 1,804 additional sites to the fund bringing our collective fund family to 22,228 sites from a significant cross section of the state.

I am also pleased to announce that we have acquired a new committee member from the southwest corner of the state, Ross Hollander of the Jamaica Bay Homeowners Association. Ross has served as President of the Jamaica Bay HOA for six years; we welcome his experience to the group. We have also gained a District President from District 6 to the committee; Norma Woodall who also brings a wealth of experience from leading District 6 but from her experience in the private sector as well.

We are closing in the midway point of our financial goal and anticipate accelerating that pace when

we can present the benefits during real time in person meetings this fall. The committee is prepared to meet with your HOA board, your entire HOA or a District Meeting, presentations can be tailored to suit. Recognizing that sometimes geography and calendars get in the way we are putting the finishing touches on a youtube presentation that should be available to air within 4 – 6 weeks so stay tuned. A reminder, although the FMO website may not be totally restored the legalese section is still available online containing over a decade of solid legal questions and answers. This information is there for you to use, free of charge, just bear in mind some answers MAY be outdated due to changes in legislation over the years, so if in doubt, confirm the response is still valid with your attorney.

If you have any questions, or simply want to apply for membership in the fund, you can reach me at [dwcarr@rogers.com](mailto:dwcarr@rogers.com). Have a safe and happy summer, I will see you in the fall.

*David Carr, Chairman, CLF*

## STATE AGENCY CONTACT NUMBERS

Effective January 1, 2020, the jurisdiction for all county courts will increase from \$15,000.00 to \$30,000.00 and after January 1, 2023, will increase to \$50,000.00.

Historically, we have encouraged Homeowners to file actions in county Court where it is not necessary to have an attorney, but have been limited by the jurisdictional amount \$15,000.00.

The following information may be helpful to navigate the state bureaucracy to assist with consumer issues. Often there is a need to contact other state agencies besides DBPR.

Citizens Property Insurance  
Customer Care .....888.685.1555

**Consumer Services Offices**

Attorney General  
Consumer Protection .....813.287.7950  
Elder Rights Abuse Prevention .....850.414.2180  
Elder Community-Based Services .....850.414.2135  
Elder Helpline information & Referral .800.963.5337  
Elder Housing and Transportation.....850.414.2343

Health & Sanitation:  
Your County Health Department

**HUD Manufacture Home Dispute Resolution Program administered by FL Bureau of Mobile**

Home & RV Construction .....850.617.2808  
Insurance Consumer Advocate .....850.413.2868  
Mobile Home Tie-Down Program .....850.201.8508  
Veterans' Benefits & Assistance .....727.319.7421

Voter Registration: Your County Elections Supervisor

\*\* "The Florida Department of Agriculture an Consumer Services' Division of Consumer Services is the state's clearinghouse for consumer complaint, information and protection. We regulate various businesses. In addition, we protect consumers and businesses from unfair and unsafe business practices across a wide range of market sectors." [FDAC website, February 2019]

FDACS staffs these numbers: 850-410-3724 and 800-435-7352

A consumer may be referred to an appropriate agency or office. Please refer to the website for further info:  
<https://www.freshfromflorida.com/DivisionsOffices/Consumer-Services>

# **MARK YOUR CALENDARS**

## **State Assembly 2021**

**FMO State Assembly will be held on  
Wednesday, December 8th and Thursday, December 9th, 2021**

(The District Presidents Meeting is scheduled during the afternoon of Tuesday, December 7th)

**At the Ramada Gateway,  
7470 Irlo Bronson Hwy West (Hwy 192), Kissimmee, FL 34747**

Per FMO Bylaws, each district is allowed at least 3 delegates, with one of them being the district president. A district having more than 3,000 unit members shall be entitled to an additional delegate for each 1,000 unit members or major fraction thereof.

*Delegate names must be submitted to the FMO office 30 days before State Assembly, due by November 7th.*

Delegates will elect a new set of Board of Directors for the FMO. If someone is interested in running for a position on the Board, please contact Jane Clapp via email at [jane@fmo.org](mailto:jane@fmo.org) or call 727-530-7539 at the FMO office so she can mail or email a Candidate Profile Form to you.

All FMO members are invited to attend the meetings, but only delegates will be allowed to have a vote during the elections.

Space is very limited for attendees, if you are planning to sit in on the meetings, have any questions or want to attend, please call or email Jane Clapp at the FMO office.

**Should you want to run for a position on the FMO Board of Directors,  
fill out the Candidate Profile Form on facing page. →**

Please send this completed form to the FMO Office,  
1101 Belcher Road, South, Suite B, Largo, FL 33771 – Attention: Jane Clapp.

If you wish to email this form to FMO please call us at 727-530-7539  
or email [jane@fmo.org](mailto:jane@fmo.org) and we can email a printable form that you can email to us.

*We will use the information to print a bio of yourself along with your picture to be submitted in the next FMO Magazine. This will give all members the opportunity to see who is running for what position to be elected at the State Assembly to be held this December 8 and 9 at the Ramada Gateway in Kissimmee.*





# Federation of Manufactured Home Owners of Florida, Inc.

1101 Belcher Road, South, Suite B, Largo, FL 33771

727-530-7539 | Website: [www.fmo.org](http://www.fmo.org)

## CANDIDATE PROFILE FORM 2021

NAME \_\_\_\_\_ PHONE \_\_\_\_\_

PARK NAME \_\_\_\_\_

YOUR ADDRESS \_\_\_\_\_ LOT # \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

Are you a legal, voting Florida resident? Yes \_\_\_ No \_\_\_

How long have you been an FMO member? \_\_\_\_\_

Have you held a position with the FMO? If so, what position and for how long? \_\_\_\_\_

POSITION OF INTEREST:

President     Vice President     Director-at-Large     Section Director

PRE-RETIREMENT: (Use back if additional space is needed)

Vocation: Trade, Educational, Business \_\_\_\_\_

What specific duties did your work entail and what position did you hold in your field? \_\_\_\_\_

What vocational or avocational activities or experiences have you had that you feel would best suit you as a member of the State Board of Directors? \_\_\_\_\_

In what business associations or personal improvement-type clubs (e.g. Toastmaster) were you active? \_\_\_\_\_

If elected as a member of the State Board of Directors, would you have the necessary time, energy, and motivation to fulfill the duties of the office as well as respond to the many unavoidable policy emergencies that arise? \_\_\_\_\_

Will you be out of the state for an extended period of time during the year? If so, explain. \_\_\_\_\_

Why do you want to be an FMO officer? \_\_\_\_\_

Signature of Candidate \_\_\_\_\_ Date \_\_\_\_\_

# FMO As An Advocate

by Patricia J. Keough,  
FMO Director of Communications

What is the definition, the look, the need of trailer parks versus mobile and manufactured parks? And does it matter? Is the culture different?

Recently a disturbing column on the loss of state trailer parks to other developments ran in our local newspaper and others as the writer was not local.

He told a story of a friend who was about to be homeless and the search for a trailer park that might have a trailer he could rent or buy. The effort was fruitless, and they had to turn to other approaches.

When I first read it, I got defensive. I don't live in a trailer park. We have two pools and other amenities.

Then I got off my high horse and thought about people. When I was FMO District 14 President, I responded to a call for help from what turned out to be a homeowner in a trailer park. A mix of mobile homes showing wear and tear and most too close together were putting up with some serious issues related to sewers and more. Eventually the elected state representative for that area had a staffer get involved. I don't know the outcome, but I am haunted by the reality that these people were caught in a tough situation and stuck with an owner who ignored them. She lived elsewhere. There was no official qualified trained manager. And people were uneasy about even pushing for their rights. In fact, they could not even get a definitive answer as to which community provided the bad sewers.

Do we ignore those people? Or do we realize that FMO might have an opportunity to show that we are broad based in our advocacy. I don't know the answer to this. I only know I remember that trailer park and one other. There were decent people. Many were still working at minimal wage or disabled.

I am thinking of writing a response to that disturbing column. And even our parks with amenities and newer mobile and manufactured homes face the same risk as trailer parks. They are at risk of being bought and closed for other development if in a prime location. They may be bought out by large corporations only interested in upgrading and raising rents to a level that forces out a number of residents.

That is already happening.

And here are the definitions I could find for trailer parks.

## Trailer park - Wikipedia

A trailer park or caravan park is a temporary or permanent area for mobile homes and travel trailers. Advantages include low cost compared to other housing.

What is trailer park culture? Trailer parks, especially in American culture, are stereotypically viewed as lower income housing for occupants living at or below the poverty line who have low social status.

## More from Wikipedia

Manufactured housing (commonly known as mobile homes in the United States) is a type of prefabricated housing that is largely assembled in factories and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet (30 m<sup>2</sup>) in size with a permanent chassis to assure the initial and continued transportability of the home." [1] The requirement to have a wheeled chassis permanently attached differentiates "manufactured housing" from other types of prefabricated homes, such as modular homes.

Those of us who live in a mobile or manufactured home know that these homes are not easily moved and to do so is expensive. Wikipedia might say so but that is not the norm.



.....ADVOCATE Continued on page 17



Regardless of whether it is a trailer park or a manufactured-mobile park, owners of these homes have chosen to live in a home and park that they can afford. However, all of these people are at a disadvantage. And right now, the poorest of the poor might get more attention. And in today's political and economic climate and in the media, there is a tendency to exhibit concern for the very poor. Not sure how long that will last or what legislation might be passed or killed. I do know we should be proud and pleased with our better parks and amenities. Yet, the residents in those parks share the same risk with

residents in trailer parks. That risk comes from decisions by those who own the land we rent. And FMO advocates for homeowners in those situations.

Encourage residents who are not members of FMO to join. Share information on FMO. Be polite but be a polite booster.

And thanks for reading. Suggestions and reactions are always welcome. Send them to our FMO President Ron Grove at [ron\\_grove@hotmail.com](mailto:ron_grove@hotmail.com). My email is [keoughwilson\\_239@msn.com](mailto:keoughwilson_239@msn.com)

## Introducing the...



*We are seeking recipes sent in to use in this magazine. We might be able to run 2-3 recipes per issue with a brief introduction to each contributor. And another idea is after two years of recipes in the magazine, FMO could create a cookbook for sale to help strengthen the FMO finances. Strong finances allow FMO to better represent and advocate for everyone who lives in a mobile or manufactured home on rented land. I stole a recipe to get us started. Stole as out of a recipe collection sent to me by my mom who now is with the Lord. She sent two books and I grabbed one. Leafing through is a walk down memory lane. So, this recipe reminded me of treats I have not had in decades.*

### Mildred Keough's Icebox Cookies

2 cups brown sugar  
1 cup butter or margarine  
1 egg  
1 teaspoon salt  
Mix these ingredients together well

**Now add:**

1 teaspoon of baking soda  
3 and a half cups of flour  
1 cup of chopped nutmeats (No mention of what nuts, sorry)

Pack into a greased loaf tin; refrigerate overnight  
Slice and bake on a greased cookie sheet  
Bake at 325 for 10 or 12 minutes  
This should make about 5 dozen  
The cookies keep well and can be frozen.

Send recipes to  
diane at  
[fmomagazine@fmo.com](mailto:fmomagazine@fmo.com)

and write "RECIPES"  
in the subject line.

CC to  
[keoughwilson\\_239@msn.com](mailto:keoughwilson_239@msn.com).

*Thanks.*

# FMO CONTACTS

<p><b>PRESIDENT</b> Ron Grove (352) 801-7919 ron_grove@hotmail.com</p>	<p><b>VICE PRESIDENT</b>  <b>POSITION OPEN</b></p>	<p><b>TREASURER</b> Meredith "Lew" C Wood (747) 267-4569 lewwd@yahoo.com</p>	
<p><b>DIRECTOR AT LARGE</b> Richard Twort (386) 760-7140 richardtwort@yahoo.com</p>	<p><b>DIRECTOR AT LARGE</b>  <b>POSITION OPEN</b></p>	<p><b>DIRECTOR AT LARGE</b> Rick Hollenbach (715) 441-6330 rick.hollenbach@att.net</p>	
<p><b>SECTION I - Districts 2 &amp; 10</b> Bonnie Darling (727) 290-9618 bonbondarling@gmail.com</p>	<p><b>DISTRICT 2 - Pinellas</b> Bob Anderson - President (727) 848-4102 bob1957@hotmail.com</p>	<p><b>DISTRICT 10 - Hillsborough</b>  <b>POSITION OPEN</b></p>	
<p><b>SECTION II - Districts 5, 7, 8</b> Fred Sullivan (941) 925-1954 fjsulli@aol.com</p>	<p><b>DISTRICT 5 - Manatee</b> Joan Bartlett - President (941) 739-3989 jembstar@yahoo.com</p>	<p><b>DISTRICT 7 - Charlotte, Lee, Collier, Hendry</b> John A. Potito - Exec.V-President (239) 437-8735 johnpotito@gmail.com</p>	<p><b>DISTRICT 8 - Sarasota</b> Norm Kauffman - President (574) 538-9177 norcak@maplenet.net</p>
<p><b>SECTION III - Districts 14 &amp; 16</b>  <b>POSITION OPEN</b></p>	<p><b>DISTRICT 14 - Volusia, Flagler, Duval, St Johns, Santa Rosa</b>  <b>POSITION OPEN</b></p>	<p><b>DISTRICT 16 - Seminole, Orange, Osceola</b> Chris Ball - President (954) 292-6165 cball103@aol.com</p>	
<p><b>SECTION IV - Districts 12 &amp; 12A</b>  <b>POSITION OPEN</b></p>	<p><b>DISTRICT 12 - Broward, Dade, Monroe</b>  <b>POSITION OPEN</b></p>	<p><b>DISTRICT 12A - Palm Beach</b>  <b>POSITION OPEN</b></p>	
<p><b>SECTION V - Districts 1 &amp; 6</b> David W. Carr (863) 816-6925 dwcarr@rogers.com</p>	<p><b>DISTRICT 1 - Polk</b> Howard Korn - President (863) 370-9992 howard.korn@sbcglobal.net</p>	<p><b>DISTRICT 6 - DeSoto, Glades, Hardee, Highlands</b> Norma Woodall - President (732) 259-3955 ngwoodall@gmail.com</p>	
<p><b>SECTION VI - Districts 3 &amp; 13</b> James Mull (352) 357-6230 jimcorinne@aol.com</p>	<p><b>DISTRICT 3 - Lake</b> John Petrella - President (352) 669-6936 jdp44emporia@aol.com</p>	<p><b>DISTRICT 13 - Marion, Alachua, Putnam</b> Jo Anne Fieschel - Vice President (631) 987-6842 jojoerv@aol.com</p>	
<p><b>SECTION VII - Districts 4 &amp; 9</b>  <b>POSITION OPEN</b></p>	<p><b>DISTRICT 4 - Indian River, St Lucie, Okeechobee, Martin</b>  <b>POSITION OPEN</b></p>	<p><b>DISTRICT 9 - Brevard</b>  <b>POSITION OPEN</b></p>	
<p><b>SECTION IX - Districts 11 &amp; 17</b> Jesse James (727) 271-9565 jessejamesfmo@hotmail.com</p>	<p><b>DISTRICT 11 - Pasco (W of US 41), Hernando</b>  <b>POSITION OPEN</b></p>	<p><b>DISTRICT 17 - Pasco (E of US41), Sumter, Citrus</b>  <b>POSITION OPEN</b></p>	



# FMO Membership Application



Fill out the information below & return this portion along with your check to FMO  
 PO Box 5300, Largo, FL 33779-5300 OR Scan w/Credit Card info & Email to: [members@fmo.org](mailto:members@fmo.org)

- SAVE A STAMP!** You can join on the 21st Century FMO Website - [www.fmo.org](http://www.fmo.org)
- One Year FMO Membership for \$25 (US Funds)
- Three Year FMO Membership for \$65 - **Best Value** (US Funds)
- Cross Country Motor Club - Please **ADD ADDITIONAL \$35.00 for 1 year (US Funds)** (Your renewal for Cross Country will be sent to you separately)



**Note: Fields with \* are required PLEASE PRINT LEGIBLY**

Only the two individuals listed below are eligible for membership

Date: \_\_\_\_\_

**Non-Florida Address** (if applicable)

\*Name: \_\_\_\_\_

Address: \_\_\_\_\_

Birth Date (optional): \_\_\_\_\_

City: \_\_\_\_\_

Co-Member: \_\_\_\_\_

State & Zip: \_\_\_\_\_

\*Florida Address: \_\_\_\_\_

Check off which months you **DO NOT** live in Florida

\*City, Zip: \_\_\_\_\_

Jan     Feb     Mar     Apr

\*Phone: (s) (    ) \_\_\_\_\_

May     Jun     Jul     Aug

\*Park Name: \_\_\_\_\_

Sep     Oct     Nov     Dec

\*I am a: Lot Renter  Owner  Other \_\_\_\_\_

We are unable to mail the FMONews out of the U.S.

**It can be obtained via email or online at [www.fmo.org](http://www.fmo.org)**

\*Email Address: \_\_\_\_\_

Secondary Email Address \_\_\_\_\_

Deliver FMO News by:  Email  Mail  Neither

\*Number of registered Florida voters in household: \_\_\_\_\_

I am an American Veteran:  YES  NO

**To pay with credit card:**

MasterCard     Visa     Discover     AMEX

Card # \_\_\_\_\_

Exp. Date: \_\_\_\_\_ Phone (    ) \_\_\_\_\_

Signature: \_\_\_\_\_

Recruiter Name: \_\_\_\_\_

Membership # \_\_\_\_\_

\*\*\*\*\*Keep this bottom portion as your receipt. Return the application portion to FMO\*\*\*\*\*

Please enclose a check payable to FMO. US Funds only. Do NOT send cash.

**Cross County Members:** You will receive a separate membership card from Cross Country in 4 to 6 weeks. If you need roadside assistance before you receive your Cross Country Card, please call their toll free number 800.528.2056

**Questions?** Call Membership at 727.530.7539 or email [members@fmo.org](mailto:members@fmo.org)

**Thank You** for joining the only organization fighting for the rights of manufactured / mobile home owners!

Date: \_\_\_\_\_ Check Number: \_\_\_\_\_ Check Amount: \_\_\_\_\_ US Funds

Check Payee: \_\_\_\_\_

Rev. 10/18





# FMO

(The Federation of Manufactured Homeowners of Florida, Inc.)

[www.fmo.org](http://www.fmo.org)

## 2021 MEMBERSHIP PROMOTION CONTEST

Your name will be entered into the contest drawing for each member you recruit (sign up 5 people and be entered 5 times)!

Monthly give a way of **\$100.00 Gift Card** for members who recruit most members for that month.

All Four winners will be featured with photo in the FMO Magazine  
(Deadline: Dec. 31, 2021 Drawing to be held: Jan. 19, 2022)

**Grand Prize... Golf Cart**  
**First Prize... Cruise or \$1200. Cash**  
**Second Prize... \$1000. Cash**  
**Third Prize... \$500. Cash**

- \*New Members are eligible to participate
- \*\*Contest open to all members, associate members & FMO officers
- \*\*\*Membership renewals are not included

Disclaimer: Recipients of awarded prizes MAY be responsible for associated taxes exceeding the value of \$500.



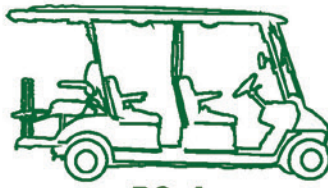
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PC-6



PC-W



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# YES...I want to join Cross Country Motor Club

Date: \_\_\_\_\_ FMO Membership #: \_\_\_\_\_

Member : \_\_\_\_\_ Secondary Member: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail (please print): \_\_\_\_\_

**Do not send cash.** Fill out coupon above and enclose a check or money order for \$35, payable to FMO. Mark front of envelope "Cross Country Membership enclosed" and mail to:

**Federation of Manufactured Home Owners of Florida, Inc.**  
1101 Belcher Road, South, Suite B, Largo, FL 33771

**Questions? email [ads@fmo.org](mailto:ads@fmo.org) or call (727) 530-7539**

**Note: Your Cross Country Motor Club Membership will be billed separately.**

**Please allow 4-6 weeks to receive your card from CCMC.**

**\$35 covers you and your spouse for 1 year.**



## Cross Country Motor Club = Premium Roadside Service

- ✓ 24-Hour Emergency Road Service
- ✓ Custom Computerized Trip Routing/Map Service
- ✓ Reimbursement for Emergency Travel Expense
- ✓ Emergency Message Service
- ✓ Auto/Truck/RV Rental Discounts
- ✓ Hotel/Motel Discounts
- ✓ Spouse covered at no extra charge
- ✓ Much much more!

***\*To take advantage of this offer, you must be an FMO member in good standing.***

***This fantastic offer is available to ALL FMO members!***

### COMPARE



Benefit	Cross Country	AAA	Allstate Motor Club
Emergency Road Service	Yes	Yes	Yes
Theft Reward Decal	up to \$5,000 reward	\$1,000 reward	up to \$5,000 reward
Emergency Message Service	will call 3 family members	not available	not available
Custom Trip Routing/Map Service	Yes	Yes	Yes
<b>Annual Cost</b>	<b>*\$35</b>	<b>\$66/first year \$66/renewal</b>	<b>\$52.00</b>

# ADVERTISERS' INDEX

Name	Phone	Website	Page
MOBILE HOME INSURANCE			2
COMFORT COVER SYSTEMS ROOFING	1-800-226-0955	www.comfortcover.org	12
PILOT CAR	239-243-8023/708-745-6838	pilotcarev.com	21
CROSS COUNTRY MOTOR CLUB	727-530-7539		22
FLORIDA ANCHOR & BARRIER	1-800-681-3772	floridaanchorandbarrier.com	23
<b>PROFESSIONAL INSURANCE SYSTEMS</b>	<b>1-800-329-5799</b>	<b>www.proinsurance.us</b>	<b>24</b>

## Directors and Officers Liability Insurance Companies

**Southern Owners Ins. Co**  
6101 Anacapri Blvd.  
Lansing, Michigan, 48917

~

**HUB International Florida**  
PO Box 1027  
Clearwater, FL., 33757  
tel: 727-797-0441

~

**Auto-Owners Insurance**  
PO Box 30660  
Lansing, Michigan, 48909  
tel: 517-323-1200, 800-288-8740

~

**Western World Insurance Group**  
400 Parson's Pond Road  
Franklin Lakes, New Jersey 07417

~

**Newman Crane**  
PO Box 568946  
Orlando, Florida, 32856  
tel: 407-8593691 (local contact)

~

**Harry Levine Insurance Co**  
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Winter Park, FL., 32789  
tel: 407-855-1000 or fax 407-855-1001

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Fax: 727-579-9767  
Email:  
info@proinsuranceofflora.com

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- Mobile Home Insurance
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- Health Insurance
- Cancer Plans
- Medicare Advantage Plans
- Medicare Supplements
- Life Insurance
- Annuities
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- Home Health Care  
...and more

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- ◆ ANY Hospital
- ◆ ANY Time

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- ◆ Affordable Cost

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