

# FEDERATION OF MANUFACTURED/MOBILE HOME OWNERS

## MEETING MINUTES FOR DISTRICT 12 MEETING

**Date:** November 14, 2018                      **Time:** 10:00 AM - Noon

**Location:** Deerfield Lake, 4400 NW 69<sup>th</sup> Ct., Coconut Creek, FL 33073

**Facilitator:** Sheri Poland, District 12 FMO President, 954-990-3994

**Attendees:** 13 (1 Coral Cay, 2 Everglades lakes, 10 Deerfield Lake)

Pledge of Allegiance/moment of silence

### Discussion:

- Amendment 2 (ARTICLE XII, SECTION 27) passed!! Great news!! Assessment increases on commercial property will remain restricted to 10% annually. Property taxes will not be passed on pro-rata if that is permitted in your prospectus.
- FMO Board Meetings are now including District Presidents. Sheri Poland, our District 12 President, has already participated in one.
- New FMO website: Please log onto the new, improved FMO website at: <http://fmo.org/> If you experience any problems, contact Tom Bertz, web master, at Tom.Bertz@fmo.org
- FMO is networking with other organizations to promote more support:
  - NMHOA - National Manufactured Home Owners Association
  - HUD – Dept. of Housing and Urban Development
  - MHCC – Manufactured Housing Consensus Committee
  - MHI – Manufactured Housing Institute
  - FMHA – Florida Manufactured Housing Association
  - MHARR - Manufactured Housing Association for Regulatory Review
- FMO Largo building is for sale for \$490 K. Currently looking for smaller location for approx. \$150-175 K.
- Board Certification being offered at Coral Cay Feb. 27, 2019 – 8:30 AM to 1:00 PM (no lunch included). Pre-register by Feb. 13, 2019 with \$25 payment. Any questions please call 727-530-7539.
- Beginning to offer training for new home buyers before closing. Most changes to the prospectus are in favor of the park owner, not the resident.
- Round table discussion:
  - Deerfield Lake – gated community ≥55 years of age
    - Park owner: Deerfield Lake Associates LTD, Farmington Hills, Michigan
    - Number of residences: 346
    - Number for sale approx. 23 (range \$25K - \$110K)
    - HOA board (6 members): 4 Officers (President, Vice-President, Secretary, Treasurer) & 2 Directors
    - Number of FMO members: 43 (12%)
    - Amenities: clubhouse, pool, laundry, shuffleboard court, bocce ball court, putting green, exercise room
    - Activities: bingo, pool aerobics, bowling, Koffee Klutch, card party, social parties, women’s lunch, men’s breakfast
    - Rent increase for all lots:
      - 2018 - \$25
      - 2019 - \$33
      - 2020 - \$35
      - 2021 - \$37
    - Base rent including 2018 rent increase: \$714 - \$765 (included is lawn mowing & treatment, lawn sprinkling system and lake water)
    - Not included: gas, electricity, telephone, cable, water, sewer, trash, taxes on non-ad valorem assessments (example: water - \$21 for 3000 gal., sewer - \$18 for 3000 gal., trash – \$14, taxes - \$3
    - Miscellaneous:

Neighborhood watch

Pet registration (rabies shots), 1 pet allowed up to 40 lbs.

Car decals for residents

Capping underground gas pipes and temporarily replacing with gas tanks until electric can be installed.

Residents are being given \$750 for conversion costs. Question if this is an amenity that was taken away.

Suggestion made to contact DBPR for more information.

Everglades Lakes (presented by Jim Blazka) – gated community  $\geq$  55 years of age

612 homes. No resident under 18 yrs. allowed. Park had been owned by a family trust since 1972 but was recently sold to ELS. They remodeled the laundry room for their park manager's office. Range of lot rent \$655 - \$690 – there are 6 rent levels. 2018 lot rent increase was \$20. 2019 rent increase is 9% plus water (approx. \$60/mo.) ELS is giving HOA \$450/mo. For anything they want. There is no rent increase in 2020 but there will be pass-thrus. Currently, lawn maintenance is included in rent. Water & sewer, electric, and cable costs are not included (approx. \$60/month). HOA consists of 9 board members (4 officers and 5 directors). All positions are up for reelection. There are 14 candidates (8 incumbents and 6 new). Amenities: clubhouse with kitchen and Wi-Fi, 2 pools (1 heated), library, billiards, darts, shuffleboard, putting green, two dog parks and dog bag stations throughout park. Restrooms have showers and sauna. An emergency gate (for fire and rescue) is being installed in addition to the one existing gate. Soon parking at the clubhouse will require a pass which will cost \$25/mo. Car decals are required for residents.

Coral Cay Plantation (presented by Sherri Poland): Gated  $\geq$  55 community owned by ELS.

819 homes (approx. ELS 150 rentals - \$995 to \$1600/month). New manager started Feb. 1, 2018 and is enforcing rules. 2018 rent increase for next three years (year 1 - 3.75%, year 2 – 3.85%, year 3 - 3.95%). Rents from \$781 for inside lots, \$788 for corner lots, and - \$825 for waterfront with additional \$62/month pass thru. Approx. \$40/month for water. Eight member HOA – no issues with even number. HOA fee - \$15/year (receive discounts at parties and 2 free events). No men/women clubs. Activities include crafts, yoga, bowling. Volunteer group called "We Care" that loans medical equipment to residents. Amenities: 2 clubhouses, 2 pools, bocce, petanque court, exercise room (new gym equip.). DeLama Security guard 4 PM – 4 AM which costs each home owner an additional \$4.10/ month. Discontinued Neighborhood Watch. No parking allowed on streets and none overnight at clubhouse parking lot. A pass is required for clubhouse parking but there is no cost.

**Next Meeting:** Dec. 14 at Coral Cay