

# FEDERATION OF MANUFACTURED/MOBILE HOME OWNERS

## MEETING MINUTES FOR DISTRICT 12 MEETING

**Date:** December 12, 2018                      **Time:** 10:00 AM - Noon

**Location:** Coral Cay, 2801 NW 62<sup>nd</sup> Ave., Margate, FL 33063

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

**Attendees:** 18 (13 Coral Cay, 4 Everglades lakes, 1 Deerfield Lake)

Pledge of Allegiance/moment of silence

### Discussion:

- FMO Board Meetings are now including District Presidents. Sheri Poland participated in Dec.'s.
- "Where to Help in Florida" manual was distributed to members.
- 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
- Effort to reduce expenses (Expenses include \$40K on postage, \$50K on Lobbyist in Tallahassee, pays for attorney):
  - FMO Largo building is for sale for \$490 K. Currently looking for smaller location for approx. \$150-175 K. Only 3 out of 19 offices being used.
  - FMO magazine can be sent online or retrieved from website rather than by mail. This saves printing and postage costs. Members can contact the Largo office to discontinue mailings.
  - Must spread cash flow throughout the year
- 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. In the future, online certification may be available.
- Beginning to offer training for prospective home buyers before closing. Most changes to the prospectus are in favor of the park owner, not the resident. Other training being planned for Park representatives. Reps. are encouraged to share their passion, develop relationships with community residents, and think outside the box.
- There will be a FMO booth at the Strawberry Extravaganza.
- Legislative updates:
  - FMO preparing a legislative bill to standardize HOA boards to be fair and consistent in enforcing rules and regulations
  - 1/3 of the 2019 House is new – FMO must educate them (Nancy Black Stewart)
- Legalize:
  - Dogs – under the Disability Act service and emotional support dogs must be allowed regardless park's rules. The emotional support dogs must have written proof from a doctor. Park can pursue disturbance issues.
  - Under 723.075 Section 1, the HOA board represents all residents, not just HOA members.
- Round table discussion:
  - Deerfield Lake (presented by Robin Nicholson) – gated community ≥55 years of age
    - Park owner: Deerfield Lake Associates LTD, Farmington Hills, Michigan
    - Number of residences: 346
    - Number for sale approx. 20 (range \$25K - \$110K)
    - HOA board (6 members): 4 Officers (President, Vice-President, Secretary, Treasurer) & 2 Directors. 2 positions are up for vote in Jan.
    - 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 (we have experienced several thefts lately including a car)
  - 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.

Everglades Lakes (presented by Jim Blazka) – gated community ≥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 effective Aug. 1st. New manager just began. "Networking for Progress" is working with ELS to establish new rules and regulations for their community. 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. There is a towing service that removes cars violating rules.

Coral Cay Plantation (presented by Sherri Poland): Gated ≥ 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. Keeping 6 directors, need 2 more. 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.). 80" clubhouse TV coming in 2019. 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:** Jan. 9, 2019 at Everglades Lakes