



Community Newsletter

The Voice of Condominium, Civic, & Homeowner Associations of Pasco County

Volume 5 - Issue 4

Council of Neighborhood Associations, Inc. since 1985 - Incorporated 1987

April 2007



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C.O.N.A. MEETING

**Wednesday
April 18, 2007**

9:30 AM

at

**New Port Richey City Hall
5919 Main Street**

Speaker for this meeting will be
Rosemary Lyons
from Pasco County Animal
Control Department
Ms Lyons has a great
power point program to present
to us at this meeting.

C.O.N.A. meetings are open to the
public. Bring someone with you.

The American Humane Association
sent us brochures "Before Disaster
Strikes: Emergency & Disaster Pet
Preparedness." The brochure has a
Website where you can read more
information on what to do with your
pets should a disaster strike.

Our contact person is also looking for
volunteer *animal emergency responders*
in times of crisis. Another Website is
listed for this information.

April and May will be our last meetings
until September. If you have any
questions, this will be the time to
present them before summer break.

**Is your clubhouse open to the public?
If you would like extra publicity
announcing a special activity at your
clubhouse, let our editor know what it
is and we will print your article in
our newsletter.**

ASK THE EXPERT!

by Don R. Peyton, Attorney
7317 Little Road, NPR - 848-5997

PROXY VOTING

Many homeowners associations have
difficulty in having enough members
attend the annual meeting to constitute a
quorum. Florida law provides a solution
to this problem by allowing attendance
at a membership meeting to be either in
person or by proxy. Often a home-
owners association sends written ballots
to members so they can mail in their
vote for directors, other agenda items,
or can authorize someone else to vote
for them. The issue presented by this
procedure is whether a "ballot" can also
be considered a "proxy."

Section 720.306(8), Florida Statutes,
addresses the issue of proxy voting.
Members generally have the right to
vote in person or by proxy. To be valid,
a proxy (1) must be dated, (2) must state
the date, time, and place of the meeting
for which it was given, and (3) must be
signed by the authorized person who
executed the proxy. A proxy is effective
only for the specific meeting for which
it was originally given. A proxy is
revocable at any time at the pleasure of
the person who executes it. If the proxy
form expressly so provides, any proxy
holder may appoint, in writing, a
substitute to act in his or her place. A
proxy may be "general," giving the
holder discretion to use his or her best
judgment in voting, or may be "limited"
by requiring the holder to vote
according to specific instructions.

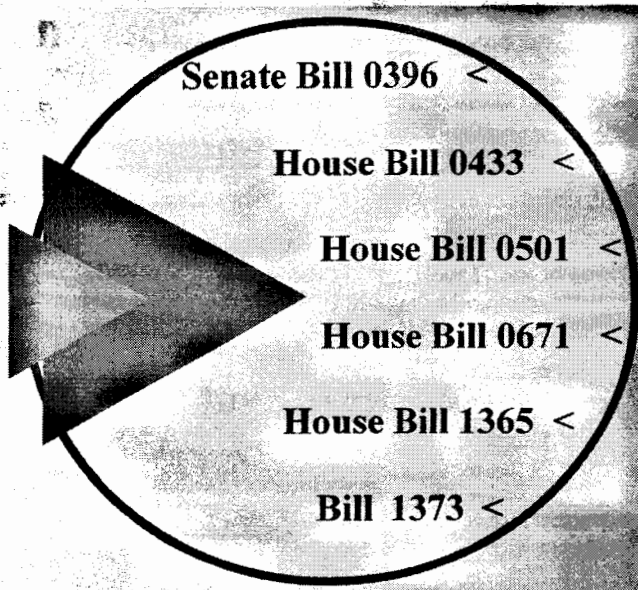
An instrument is not required to have
the word "proxy" on it to be a valid
proxy. However, it must meet the three
(3) requirements listed in the statute,
and must specifically authorize the
holder to vote on behalf of the member.

Find it online

Citator List - type Florida Senate + Florida or House of Representatives + Florida

When the site comes up type the bill number in search bill text, on the left, to see the latest information.

When the next page comes up scroll down to "bill text" and click on "original filed version. Follow the bill through the session for the latest info.



Senate 0396: Relating to Community Associations [EPCC] Margolis; (co-introducer) Fasano

Community Associations [EPCC];

Provides that common expenses include costs of windstorm insurance or self-insurance; requires notice of special assessments for windstorm insurance; requires additional disclosures in contracts for sale or lease of residential units; revises certain requirements for reserve accounts; requires copies of budgets to be furnished to buyers when closing occurs more than 12 months after offering circular is filed with state, etc. Amends FS. EFFECTIVE DATE: Upon becoming law. :

House 0433: Relating to Community Associations General Bill by Domino; (co-sponsor) Anderson

Community Associations; provides for revival of certain covenants that have lapsed; prohibits local governments from limiting access of certain persons to beaches adjacent to or adjoining condominium property; requires association to provide certain information to prospective purchasers or lien holders; provides for architectural control covenants & parcel owner improvements; revises provisions re dispute resolution, etc. Amends FRS. EFFECTIVE DATE: 07/01/2007 except as otherwise provided. 03/07/07 Senate Amendment Page 31 line 21 - change OR to OF

House0501: Relating to Home-stead /Disaster Preparedness - General Bill by Cusak (similar S0158)

Homestead/Disaster Preparedness: provides that certain changes made to homestead property for purposes of disaster preparedness DO NOT INCREASE assessed value of property, Amends 193.155

House 0671: Relating to Condo & Homeowners' Associations General Bill by Chestnut (Similar S0348)

Condo & Homeowners' Associations; prohibits such associations from requiring prospective purchaser of certain properties to make monetary deposit or show evidence of financial status. EFFECTIVE DATE: 07/01/2007.

House 1365: Relating to Community Associations (Compare H 0433, CS/S0902)

Community Associations; authorizes condominium association board to exercise specified emergency powers during emergency created by declared disaster; authorizes association to establish reserve account for uninsured casualty losses; extends period in which condominium common areas do not have to be retrofitted with sprinkler systems; authorizes bylaws of association to contain certain optional provisions, etc. Creates 718.1265, 712.11; amends 718.112. EFFECTIVE DATE: Upon becoming law.

House 1373: Relating to Community Associations General Bill by Robaina; (co-sponsors) L. Garcia; Robertson (identical S2816, Compare H 0433, CS/S0902)

Community Associations; Revises & provides powers & duties of condominium associations & developers; requires restrictions on uses of association funds; revises & provides powers & duties of Condominium Ombudsm; that revenues collected by the department for the Office of the Condominium Ombudsm be deposited in separate fund or account; revises powers & duties of homeowners' associations & its officers; provides requirements

relating to the association budget and reserves; removes association's power to levy certain fines; provides powers and duties of Division of Florida Land Sales, Condominium, Homeowners' Associations, and Mobile Homes; creates Advisory Council on Mandated Properties; specifies functions.

Effective Date: July 1, 2007

Last event Thurs, Mar.22,07 - favorable with 3 amendments by Committee on Business Regulation.

House 1465: Relating to Homeowner's Association/Overdue Fees General Bill by Sands (Similar S1844)

Homeowner's Assn./Overdue Fees; requires that property owners be notified by certified or registered mail of liens against property which arise from debts owed to homeowner's association, cooperative association, or condominium association; provides for payment within specified period with interest for attorney's fees that result from liens against property. EFFECTIVE DATE: 07/01/2007

House 1117 Relating to Personal Identification Information

General Bill by Legg (Compare H 1211, S 2183, S2268)

Personal Identification Information; provides enhanced penalty for certain uses of personal identification information concerning individual 65 years of age or older without consent; prohibits willfully possessing sensitive personal information of another without that person's consent; provides definitions & penalties. Amends 817.568; creates 817.5682. EFFECTIVE DATE: 10/1/2007

NOTE: Effective Dates - if passed.



At the core of every homeowner association is the principle of "volunteerism." It is a noble calling which calls for personal sacrifice — giving up self interest for the greater good. Americans, arguable the most self-indulgent citizens of the world, have a curious ability to rise to the occasion and give of themselves. Americans donate considerable time, talent and treasure to the downtrodden of the world.

There never seems to be a shortage of opportunities.

The notion of volunteering in an HOA is usually cast as serving on the Board, but volunteerism actually takes on a variety of forms:

Lifestyle. HOA Members agree when they buy in to voluntarily comply with rules, regulations and restrictions that non-HOA property owners are not required to do. These include architecture design, parking, pet and other significant lifestyle restrictions. This is no small thing considering Americans view property rights as holy. Presumably, they do so because they agree with the restrictions.

Financial. HOAs always involve payment of money, sometimes a lot of money, to keep the HOA operation perking along. With HOAs, reserve planning calls for setting aside money for future renovation that may not happen for up to 30 years. This kind of advance planning is necessary because HOA ownership interests are collective. Sharing assets like roofs and siding means that individuals no longer have maintenance responsibility, the HOA does. To fund these collective costs requires each owner to contribute the portion of the future costs proportional to the time in ownership.

Service. Volunteer service is where "the rubber meets the road." Directors of the Board are called on to make executive decisions. If the HOA is professionally managed, the Board's primary function is to oversee the manager who oversees the operation. An organized board using professional management can accomplish its calling with only a few meetings a year of a couple hours each. The obligation is light and volunteer directors have insider control over outcomes.

Non-elected volunteer service. Committees can be either "standing" or "ad hoc." Standing committees have ongoing functions. Examples include Architectural Review, Landscaping and Pool. Ad hoc committees are formed for a single purpose that, once accomplished, ends the further need of the committee. Examples include Budget and Winter Social. Committees allow members with time and talent to focus on an area of interest without being on the front line. While some committees can have a demanding load (Architectural Review,) others can be low activity level.

Neighbor. This is probably the most innate form of volunteerism. Each of us is called to care for our neighbor in tangible ways. The first step is to get acquainted. The next step is to find common ground or interests upon which to interact in an ongoing basis. The greatest step is to develop and actual interest in your neighbor as a person so that watching out for his concerns becomes a matter of habit.

In the final analysis, all HOA members are volunteers in one capacity or another and

NEW ASSOC. OFFICERS

Beacon Woods Civic Assoc.

President, Ann Bunting
VPresident, Bob Ryan
Treasurer, Jamie Maloney
Secretary, Helmut Meier

Gulf Landings HOA

President, Chris Thomas
VPresident, Barry Wolfe
Secretary, Dona Rose
Treasurer, Ali Galji

Wyndtree Vlg II&12

President, Blaise Garofalo
VPresident, Kathy White
Secretary, Blanch Roeder
Treasurer, Jim Quaglietta

Timber Oaks Comm. Serv. Assoc.

President, Robert Meyers
VPresident, Ralph Smith
Secretary, Rosemary Bauer
Treasurer, Paul Votinelli

Regency Park Civic Association

President, Dorothy Hinnant
VPresident, James Sternig
Secretary, Genevieve Magyarosi
Treasurer, Ronnie Domanski

Timber Greens HOA

President, William Schommer
VPresident, John Pieretti
1st VPresident, Sharon Vanderham
Corp. Secretary, Mary Lou Erlenbush
Corp. Treasurer, Pat LeGrazie ■

cont'd

to one degree or another. We can't avoid it. By presence or presents (physically or financially) HOA members join in and sacrifice personal interest for the greater good. And there are millions of such volunteers actively engaged in HOAs everywhere. You can't run. You can't hide. Enjoy the volunteer ride.

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MUNICIPAL ELECTIONS

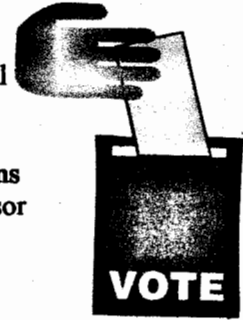
Brian E. Corley, Supervisor of Elections of Pasco County, has announced that there will be Municipal Elections on April 10, 2007, for the Cities of New Port Richey, Port Richey, and Zephyrhills.

Election results will be available at www.pascovotes.com after 7:00 p.m. on April 10, 2007. Questions regarding the Municipal elections and other election-related issues should be directed to the Supervisor of Elections' office at the Information listed below.

FOR MORE INFORMATION, CONTACT **Brian E. Corley, Supervisor of Elections**
East Pasco (352) 521-4302
West Pasco (727) 847-8162

Wesley Chapel (813) 929-1392
Central Pasco (813) 929-1288

Fax 352.521.3219
E-mail feedback@pascovotes.com



PASCO SHERIFF'S NEWSLETTER

The Pasco Sheriff's Office recently opened its newest building for service to the public. The Central Support Services building is located next to the Land O'Lakes Detention Center, off of State Road 41 about a one-half mile south of State Road 52. The Sheriff's Office units that will work out of this building include:

***The Property Evidence Section** is responsible for all property and evidence taken into the Sheriff's Office. This section transports, processes and securely stores tens of thousands of items. The use of a bar-code system enables the facility members to keep an accurate inventory and verification system on all property/evidence. This section also assists in the transportation of property/evidence to the court system, the FDLE lab for processing, and the return of items to the proper owner.

***The Records Section** preserves and disseminates the agency's public records. Requests for hundreds of local arrest record checks and copies of hundreds of offense reports are processed through this section each year. Additionally, paper documents are scanned and indexed for archival purposes. These documents include original offense reports, supplemental offense reports, traffic citations, property receipts, waivers, probable cause affidavits, impound sheets, affidavits, statement, and DUI packets. Each document type is categorized, sorted, and filed.

***The Print Shop**, a part of the Purchasing Section, provides the entire agency with in-house printing of forms, t

booklets, publications, handbooks, and brochures. This operation results in substantial savings versus utilizing an outside source for the many printing needs of the agency.

***The Forensic Services Section (FSS)** is responsible for crime scene documentation and evidence collection duties. Other important duties performed by the FSS include maintaining the PSO photo services lab, which processes and prints virtually all of the agency photographs; maintaining, classifying and cataloging all PSO generated fingerprint records; photography at special events; academic instruction and hands-on presentations for the PSO Citizen Police Academy, schools and civic groups.

Pasco felons and sexual offenders will continue to be registered by the Forensics Services Section in their new location in the Central Support Services Building.

Public fingerprinting is now free and is conducted at three Pasco Sheriff's Office Locations:

New Port Richey: PSO Administration Bldg., 8700 Citizen Drive
Tuesdays and Wednesday: 9-11 a.m.
And 2-4 p.m., phone 727-847-5878

Dade City: PSO District II Headquarters, 36409 State Road 52
Wednesdays: 9:01 a.m. And 2:04 p.m.,
phone 352-521-5100

Land O'Lakes: PSO Community Office, State Road 54 and U.S. Hwy.41,
Thursdays and Fridays, 10 a.m. - 2 p.m., phone 813-929-1225

Editors Note: *Tours are available. If anyone wants to join me some day for a tour let me know...we can go as a group. Drive yourself or car pool.*

BRUCE B. DOWNS BLVD & Interstate 75 project.

NEW TAMPA -- Improvements to the Bruce B. Downs (County Road 581) interchange at Interstate 75 are scheduled to begin Wednesday (March 7.) Among the improvements of this \$41 million project is the construction of a "flyover bridge" to take southbound Bruce B. Downs Blvd. traffic directly onto southbound I-75 without going through the signalized intersection as exists today.

The project is expected to be completed in the spring of 2009. Lane closures and detours are limited to the hours of 9 p.m. To 5 a.m. As needed.

For more information, log on to my TBI.com and click on "Interstate 75 at County Road 581 (Bruce B. Downs Blvd." under the I75 shield.

LABELS

Please check the address label when you receive your Newsletter. If it isn't correct, please call or send an e-mail to the editor with the correct information. If the numbers above the address is in red...your dues were due in 2006. If the numbers are in blue, your dues are due in 2007. When your dues are up-to-date, the numbers will be in black.

DID YOU KNOW?

There is a Cona in Tallahassee and their dues are 1-200 households: \$25
201-400 households: \$50
401-1000 households: \$75
1001 + households: \$100
There are lots of Conas in the U.S.