



Community Newsletter

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

Volume 3 - Issue 8

Council of Neighborhood Associations, Inc. since 1985

November 2005



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Jim Turtle 938-3878

Director Emeritus

Charles Rifkin 376-7525

Repeat Performance...

- ◆Covenant Enforcement Issues
- ◆Procedures Used to Enforce Covenants
- ◆Remedies to be employed including mediation, arbitration, and litigation
- ◆Common Pitfalls in Enforcement Cases
- ◆May a Homeowner's Association whose original covenants contain no leasing restrictions, amend its covenants so it may restrict leasing? If so, how far can they go?

Wednesday, November 16

9:30 a.m. at the
New Port Richey City Hall,
in chambers, at 5919 Main Street
corner of Main and Madison

*Our CONA Meeting
will feature:*

James R. De Furio, PA

201 East Kennedy Boulevard
Suite 1460

Tampa, FL 33602-7880

Voice: 813.229.0160

Fax: 813.229.0165

Email: jim@jamesdefurio.com

BRING A FRIEND OR NEIGHBOR
WITH YOU. YOUR SUPPORT AND
PARTICIPATION IS ALWAYS
APPRECIATED. GUESTS ARE
ALWAYS WELCOME.

ANNUAL MEMBERSHIP MEETING !

November 16

AGENDA

- *Pledge of Allegiance
- *Approval of Minutes
- *Treasurer's Report
- *Unfinished Business
- *New Business
- *ELECTION OF OFFICERS AND DIRECTORS for 2006
- *Introduction of speaker, Attorney, Jim DeFurio


Jim has graciously agreed to re-
turn for our November meeting

He was unable to completely
cover the many aspects of home-
owner association problems that
he spoke about in October. Don't
miss this wrap up of very impor-
tant information that affects
everyone.

*You will have an opportunity to
submit your name, for any of the
positions, prior to the voting.*

*You must be a member of Cona
to be on the board of directors.*

Submitted by Reynolds Smith



CONA Appreciation Breakfast

Where? *Heritage Springs Country Club*

When? *Wednesday, December 14th 9:30 AM*

This is a great opportunity to meet and thank your County Commissioners, State Senators and Representatives, for assisting CONA in making Pasco County a better place in which to live.

Dignitaries will be seated at each table and you may make a table reservation for groups of five. Contact Treasurer Smith for these reservations, as well as for tickets.

Tickets are \$11 and will be available from any CONA official at the November 16 meeting.

Reynolds Smith - 863-0734

The Florida Senate | flsenate.gov - 2004

The 2004 Florida Statutes - 617.0802 Qualifications of directors.--

(1) Directors must be natural persons who are 18 years of age or older but need not be residents of this state or members of the corporation unless the articles of incorporation or bylaws so require. The articles of incorporation or the bylaws may prescribe additional qualifications for directors.

(2) In the event that the eligibility to serve as a member of the board of directors of a condominium association, cooperative association, **homeowners'** association, or mobile home owners' association is restricted to membership in such association and membership is appurtenant to ownership of a unit, parcel, or mobile home, a grantor of a trust described in s. 733.707(3), or a beneficiary as defined in s. 737.303(4)(b) of a trust which owns a unit, parcel, or mobile home shall be deemed a member of the association and eligible to serve as a director of the condominium association, cooperative association, **homeowners'** association, or mobile home owners' association, provided that said beneficiary occupies the unit, parcel, or mobile home.

History.--s.39, ch. 90-179, s. 3, ch. 99-382

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NEWS



YOU CAN

USE

FROM HERE AND
THERE

Volunteers Needed - Income Tax Time Will Be Here Soon! Volunteer Income Tax Preparation for the Needy

The United Way of Pasco County, AARP and Internal Revenue Service have formed a coalition to provide free income tax return preparation to low and middle-income individuals who need help with simple tax returns.

Beginning last year, the program added a special focus on assisting taxpayers eligible for the Earned Income Tax Credit and the Child Tax Credit, in addition to helping senior citizens and retirees.

Last tax season, the group prepared and filed over 4,000 tax returns at eleven locations in Pasco County with the help of over 100 trained volunteers.

For the coming tax season, the coalition is hoping to expand the reach of its services so that more taxpayers can be provided free assistance. To do this, more volunteers are needed.

Tax returns are prepared using software provided by the IRS. Training is conducted in December and January and volunteers work two 4-hour shifts a week from February 1 through April 15.

If you would like to learn more about this worthwhile community service project, please contact **Bill Humphrey, District Coordinator**, at taxvol@earthlink.net or call 376-9119, or **Melissa Thompson, United Way of Pasco County 845-3030**. In addition to volunteer tax preparers, the group has a pressing need for a computer support person with a knowledge of simple networking to assist in setting up and maintaining the equipment used at the tax preparation sites. □

Mr. Humphrey is a CONA member and President of Fox Wood at Trinity Community Association, Inc.

Community Associations Institute Suncoast Chapter

Come have breakfast while CAI provides you updated information valuable to every board member and every unit/homeowner as an aid in providing the best management of your association.

**CAI - Suncoast, 5701 - 1ST AVENUE SOUTH, SUITE A,
ST. PETERSBURG, FLORIDA 33707**

Please make check payable to CAI Suncoast
Phone 727-345-0165

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Suncoast Chapter** □

Rules Enforcement

Speakers: Ellen Hirsch de Haan - Becker & Poliakoff, P.A.

Kelly Moran, PCAM - Rampart Properties

Where: Tucson's 13536 Icot Blvd., Clearwater
Off Ulmerton Road, 1/2 mile East of US
19 in Icot Center

When: Thursday, November 10, 2005
Breakfast 8:30 AM, Program 9:00 AM

Cost: \$10 each CAI Member/ \$12 each
nonmember

Program Sponsors

Dwight Darby & Co., CPA's

Habitat for Humanity Sponsor

Banco Popular

Please RSVP at least 48 hours before event.

Payment in advance is appreciated (**No shows will be billed !!**) You may fax your reservation to (727) 345-0170 along with a copy of your check, and mail payment to:

The Law of Florida Homeowners Associations - 6th Edition

by Peter M. Dunbar and Charles F. Dudley
A Complete Practical Guide for the Operation of Florida Homeowners Associations

This book is a guide to help ensure that the association carries out its responsibilities fairly and effectively under current Florida laws.

The Condominium Concept 9th Edition

Written in clear, concise language. . . an indispensable working tool for officers, directors, homeowners, managers, realtors, and attorneys. Includes 67 sample forms

More Books

*The Homeowners Association Manual 5th Edition by Peter M. Dunbar and Marc W. Dunbar

* Florida Law: A Layman's Guide 4th Edition by Gerald B. Keane, Attorney at Law

* Club Board Members Guide by John. L. Carroll

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Advance Notice:

Appreciation Breakfast Speaker for December

is Dick Spears, past president of the Orlando Council of Neighborhood Associations. Mr. Spears is currently on the Florida Board of Ethics. He was appointed by Governor Jeb Bush.

Please refer to your September Cona Newsletter, "President's Message," for more information on Mr. Spears and his relationship with our C.O.N.A. □

Burglary Prevention Tips for the Homeowner

When you leave home, even for a few minutes, make sure that all doors and windows are locked.

Keep your garage door closed and locked, whether you are home or not.

Keep a record of the Model and Serial Number of televisions, radios, stereos, firearms, etc.

Trim your shrubbery around doors, and windows so it will not provide a hiding place or cover a point of entry view from police or neighbors.

Be cautious of strangers. A burglar rarely looks like a burglar. When in doubt, call the Sheriff's Office.

When you are in the yard, lock the doors. If a burglar sees you working in the front of your home, they can get into your home through the back door. Day-light burglaries are very common.

Be alert in protecting not only your home, but your neighbors as well. Do not tell a stranger that your neighbor is not home.

Never leave notes on the door informing anyone you are not at home. Do not hide keys outside your home. Burglars know where to look.

An empty garage advertises your absence. Keep garage windows and door windows closed with blinds or the like.

Do not advertise your absence. Don't publicize your vacation ahead of time.

Many burglars watch the newspaper account of vacationers. Never advertise in your association newspaper that someone is going on a trip. Wait until they return and then tell folks where they have been vacationing.

Keep all your vehicles locked. Do not leave property in your vehicle...even in your garage.

Never admit anyone into your home unless you know them. There may be one person, but others may be lurking near by to follow behind the person that you let in. □

Calling all past directors of C.O.N.A. HELP! HELP! HELP!

I would like to put together an article on the past directors of C.O.N.A. I know there are officers and directors still in the area who could give me some information on the past activities of C.O.N.A.

I wish to thank Don Waldman in Regency Park for his great contribution to my cause. He had some copies of papers that he shared with me and I am ever grateful.

If you know anyone that has been on a C.O.N.A. Board of Directors, please give them my name and telephone number 727-376-2001. If you know anyone that may be out of town, ask them to call collect. I very seldom throw things out, especially if I think it will be of some historical value some day. So...I hope there are some directors that have done the same thing. C.O.N.A. has been in existence since 1985 when

the first set of bylaws were written. If anyone happens to have a set of the 1985 bylaws, what a treasure that would be. Thanks for any help anyone can give me. Florence Weber, Secretary □



LABEL INFORMATION

Please check the label on the envelope that you received with this month's Newsletter.

If there are any errors, please let the Newsletter editor know. Thanks

I have been asked what the numbers mean above the name on the label.

40-10-05 in red is just a reminder that your dues are due. The 40 is the amount due, the 10 is the month dues are due and the last two numbers are the year.

The same for 15-10-05 numbers on the label. If the numbers on the label are in black...your dues are up-to-date.

This system has worked successfully for many years. □

FILE

**Vote for CONA Officers and Directors
Wednesday, November 16
9:30 AM - NPR City Hall**