

COMMUNITY NEWS

The Council of Neighborhood Associations

The Voice of Condo, Civic, and Homeowner Associations of Pasco County

In the spirit of Valentines Day, CONA would LOVE to share their upcoming Events with you.

CONA Upcoming Events:

All meetings are held at the Gulf Harbor's Civic Center at 4610 Floramar Terrace, New Port Richey, FL 34652. For questions please contact one of the CONA Directors.

February Program:

February 15, 2017 9:30 AM

Matthew J. Armstrong, Executive Planner/Long Range Planning
Mary Helen Duke, Planner II
Pasco County Planning & Development Department

Beautifying US 19:

Concept Plan and Suggested Color Palettes for the Medians and Green Spaces of the Pasco County US 19 Corridor. *What would you do with a million dollar grant?* Pasco County Planning and Development is looking for community input and commentary on the proposed plan. Come join the discussion. Be part of the solution! Please read inside for details of this plan.

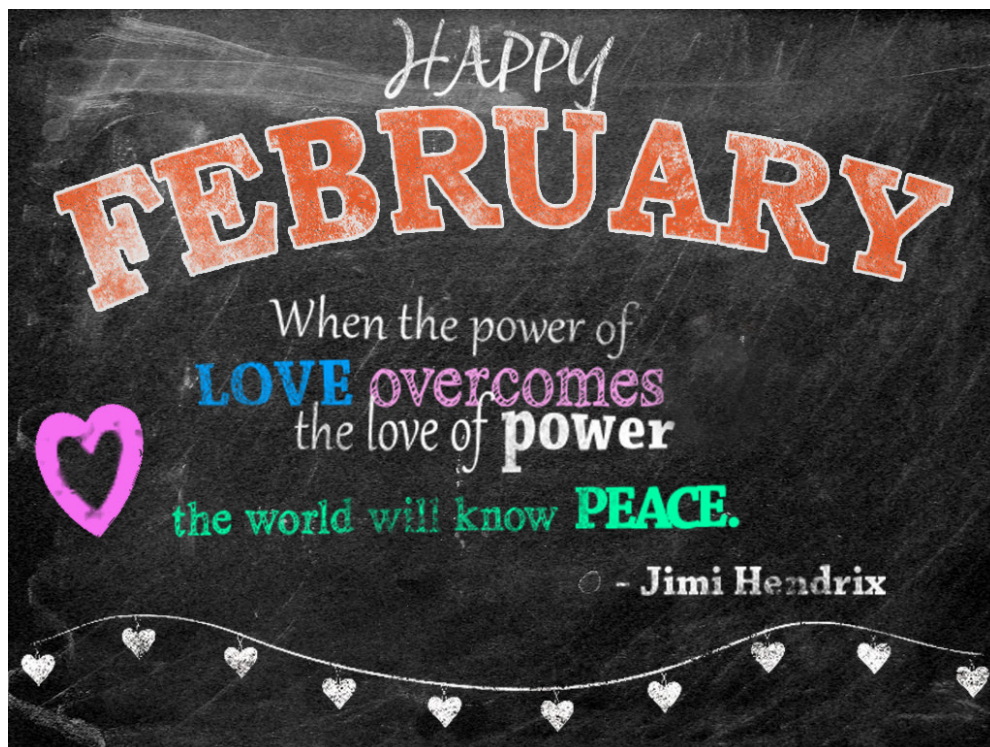
From CAI Suncoast Chapter:

Thursday, February 23, 2017

Suncoast Chapter of CAI Community Associations Day & Trade Show

The Coliseum - 535 4th Avenue North - St. Petersburg from 9:00am - 3:00pm.

This is a **FREE** event. Please join us for complimentary seminars throughout the day & coffee and donuts that morning. Lunch will be available at the concession areas for purchase.



Great American Cleanup of Pasco County to be held in March

Everyone is encouraged to take part in this national tradition!

PASCO COUNTY, FL ---- Pasco County is encouraging residents to take part in the 2017 Great American Cleanup. The annual beautification project will be held throughout Pasco County on Saturday, March 11, 2017 from 8 a.m. to 12 p.m.

Every year, Pasco County residents join the national tradition of shared community responsibility by picking up litter. Locally, this event is spearheaded by Keep Pasco Beautiful, an affiliate of the national, nonprofit organization Keep America Beautiful. In Pasco County, volunteers are expected to pick up thousands of pounds of trash from parks and roads.

Pasco County has been part of the Great American Cleanup since 1992. During last year's Great American Cleanup of Pasco County, 484 volunteers picked up 29 tons of trash – equaling 58,000 pounds!

“There are so many people who care about our community and the environment,” said Keep Pasco Beautiful Coordinator Kristen King. “Many are looking for a way to help, and the Great American Cleanup is the perfect opportunity to do so.”

Teams are registered to take part in the 2017 Great American Cleanup in several areas –including Dade City, Holiday, Moon Lake, Lacoochee, Port Richey and Crystal Springs. This is a great event for high school students to earn community service hours.

Anyone who would like to participate in the Great American Cleanup can call 727.856.7252 or send an e-mail to: kking@pascocountyfl.net.

The Great American Cleanup of Pasco County is a collaboration between Keep Pasco Beautiful and The Pasco County Board of County Commissioners. The mission of Keep Pasco Beautiful is to promote better methods to reduce litter and waste, to recycle, and to landscape and beautify our neighborhoods for the environmental health and economic benefit of Pasco County, Florida.



What Community Association Bills Have Been Filed So Far?—CALL Alert for February 1, 2017

The Florida Legislature met in Tallahassee for two weeks in January, but so far, no community association bills have been heard in committee. The House Judiciary Committee, chaired by Representative Chris Spowls, did hear a presentation about “Condominium Terminations” and the termination provisions in Section 718.117, Florida Statutes. We expect that there will be legislation filed on this subject.

The following are a few bills of note that have been filed so far:

SB 398/HB 483, Relating to Estoppel Certificates: The bill sets a “cap” on the amount that can be charged for estoppel certificates and prohibits associations from collecting the fee when the certificate is prepared. The bill also requires the association to provide a long list of information in the estoppel certificate, in addition to the amounts owed to the association. *See how you can STOP this in the next article “Smash The Tax”!*

SB 294, Relating to Condominium, Cooperative and Homeowners’ Associations: The bill requires associations with less than 50 units to prepare a financial

report based on the association’s annual revenues. In addition, if an association fails to provide the financial report to the owners, the owners are prohibited from waiving the financial report for three (3) consecutive years and must file a copy with the State for those three (3) years.

HB 295, Relating to Homeowners’ Associations: The bill, among other things, increases the damages to be paid to an owner for the willful denial of access to official records from \$50 per day to \$500 per day, for up to 30 days; revises the turnover provisions; allows election and recall disputes to be mediated; provides for binding arbitration by the Department of Business and Professional Regulation (DBPR) for disputes involving, among other things, covenants, restrictions, rules enforcement, assessments, and official records; requires DBPR to provide training and educational programs for HOA board members; provides that DBPR may enforce the HOA Act and may investigate complaints against an HOA; and provides for a cause of action against developers by the HOA or non-developer members of the HOA. The bill does not provide a funding mechanism for the additional responsibilities of the DBPR and therefore, it is unclear who will pay for the cost of the additional regulation on HOAs.

HB 135, Relating to Homeowners’ Associations: The bill provides an election procedure for HOAs with more than 7500 parcels.

SB 318, Relating to Covenants and Restrictions of Property Owners’ Associations: The bill is related to the Marketable Record Title Act (MRTA). Last year’s version of the bill would have exempted the covenants and restrictions of a homeowners’ association from MRTA. Unfortunately, because of opposition from the title industry, last year’s bill did not pass. This year’s bill, while well-intentioned, is not very helpful to homeowners’ associations, and may actually create additional burdens.

The Legislature meets again starting on February 6 and the legislative session

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starts on March 7. The CALL Legislative Bill Report will continue to be posted on the CALL website, www.callbp.com, and will be updated periodically.

Estoppel "The Home Tax" (House Bill 483 and Senate Bill 398)

Dominick Scannavino, CONA President, spoke about this issue at the January Member's Meeting.

"SMASH THE TAX" Is Back Again!

"Estoppel-ing" the madness!

Thanks to YOU, the work of groups like The Community Association Network, The Space Coast Communities Association, CEOMC, and excellent professional advocacy, we have successfully defeated the Home Tax in 2015 and 2016.

But now, the Home Tax is back for another bite at the apple in 2017. Senator Kathleen Passidomo has filed Senate Bill 398, a "greatest hits" list of all of the Home Tax's aforementioned worst ideas. Rep. Byron Donalds has filed the identical House bill, House Bill 483.

Only YOU can estoppel the Home Tax. Despite the well-funded influence of powerful special interest groups like Title companies and Realtors, lawmakers still listen to their constituents, which is exactly why this legislation has thankfully been defeated the last two years. We will again need YOU to speak up loudly against the Home Tax.

Fortunately, making your voice heard couldn't be easier, and takes virtually no time. Here's exactly what to do:

1. Visit www.SmashTheHomeTax.com to personally email your State Representative and State Senator. Enter your home address or click the "locate me" button.
2. Write a short, personal note asking them to oppose SB 398 and HB 483. A few phrases to get you started include:
 - Please don't raise my association fees. Vote no on the Home Tax and SB 398 and HB 483.

- Please do not support the Home Tax. Vote No on SB 398 and HB 483.
 - Our community association cannot afford SB 398 and HB 483, the Home Tax.
 - Support your homeowners. OPPOSE SB 398 and HB 483, the Home Tax.
3. Hit send. You're done!

For questions about "The Home Tax" you may contact Dominick at 813-433-2020 or send him an e-mail to dscannavino@mgmt-assoc.com.



Pasco County Recycling Department:

Pasco County Recycling and Education needs your help. Would you please take our Recycling Survey?

<http://www.surveymonkey.com/r/RecyclePasco2017>

Your responses to this survey will help us determine the future of our recycling program. **Due by March 31, 2017.**

To request a paper copy of the survey, please call 813-235-6186 or send an e-mail to: RecycleSurvey2017@Pasco-CountyFL.net

JUST FOR FUN! VALENTINE'S DAY HISTORY

1. The most popular theory about Valentine's Day origin is that Emperor Claudius II didn't want Roman men to marry during wartime. Bishop Valentine went against his wishes and performed secret weddings. For this, Valentine was jailed and executed. While in jail he wrote a note to the jailer's daughter signing it "from your Valentine".
2. Three different Saint Valentines have been mentioned by the martyrologies of the Roman Catholic Church.
3. XOXO - Many believe the X symbol

became synonymous with the kiss in medieval times. People who couldn't write their names signed in front of a witness with an X. The X was then kissed to show their sincerity.

4. In 1537, England's King Henry VII officially declared Feb. 14 the holiday of St. Valentine's Day.

5. The phrase "Sweets for the sweet" is a line from Shakespeare's Hamlet, Act 5, Scene 1.

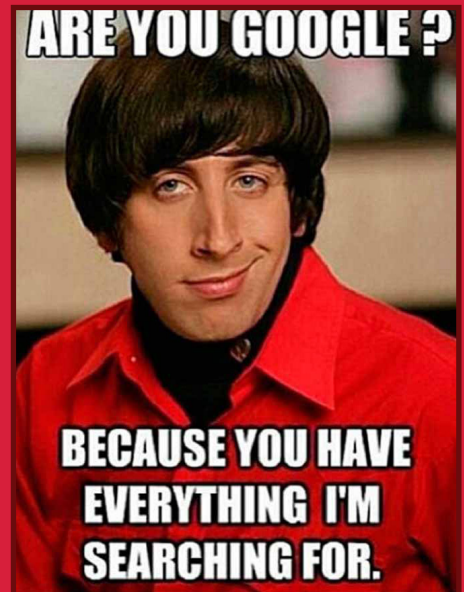
6. Richard Cadbury produced the first box of chocolates for Valentine's Day in the late 1800s.

7. Physicians of this time commonly advised their patients to eat chocolate to calm their pining for lost love.

8. Hallmark produced its first valentine in 1913.

9. The Catholic Church struck St. Valentine's Day from its official calendar in 1969.

10. About 1 billion Valentine's Day cards are exchanged each year. This makes it the second largest seasonal card sending time of the year.



11. The red rose was the favorite flower of Venus, the Roman goddess of love.

12. And for the Grand Finale: Every Valentine's Day, the Italian city of Verona, where Shakespeare's lovers Romeo and Juliet lived, receives about 1,000 letters addressed to Juliet.

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