

COUNCIL OF NEIGHBORHOOD ASSOCIATIONS
MEMBERS MEETING
Gulf Harbors Civic Association Clubhouse
Floramar Terrace
9:30 AM Wednesday, February 17, 2016

Officers present: President - Domiick Scannavino, Vice President -Ron Hubbs, Treasurer – Helen Kelley, Secretary – Sally Hanlon

Directors present: Theresa Torchin, Sally Schlender, Ernie Reed, Hugh Townsend

The meeting was called to order by President Scannavino followed by the Pledge of Allegiance. He welcomed all members present and explained that CONA is non-political. He said news about CONA can be found at [www/conapasco.com](http://www.conapasco.com) as well as information about the legislative session and bills that relate to HOA's and condos. He talked about H203, the estoppel bill and the Florida Legislative Alliance and others have been meeting with legislators. He spoke about 1357 which is 57 pages which among other things would require associations to have a mandatory web site (state regulation).

He introduced Jane Bolin & Diane Wright. Jane explained about “not for profit” associations, the number of people who now live in HOA's, condo or civic associations. They are governed by articles of incorporation, by-laws and recorded declaratiion of covenants, etc. She spoke of the causes of failure. HOA follow the Marketable Record Title Act, which may expire. Condo termination is statuatory, eg 80% must agree to termination. She explained what happens if the association goes into court appointed receivership. Voluntary termination does exist. Past due collections, liens, covenant enforcement is ignored, lack of cash are other reasons for failure. To prevent failure one must start with the board, context is decisive. They must set mission/vision/values. This includes running the business, budget and limit unexpected events and need for financial representative, taxes and prepare a budget. This was followed by a very informative Q&A period. Dominick presented her with a Certificate of Appreciation.

New people in the audience were introduced.

The March meeting will feature speakers from FGUA

Treasurer's report:

Government:

Program:

Membership:

Newsletter:

New Business:

There was no further business.

The meeting was adjourned at 10:35AM.

Respectfully submitted,
Sally Hanlon