

## **COUNCIL OF NEIGHBORHOOD ASSOCIATIONS, INC.**

### **Members Meeting**

**October 21, 2015**

**Gulf Harbors Civic Association Clubhouse**

**Floramar Terrace**

Officers Present: Vice President – Ron Hubbs;

Excused: President – Dominick Scannavino; Secretary – Sally Hanlon; Treasurer – Helen Kelley

Directors Present: Government Committee - Ernie Reed and Hugh Townsend; Program Committee: Theresa Torchin

Excused: Membership Committee: Sally Schlender

Vice President Ron Hubbs led the Pledge of Allegiance. He welcomed all attending members.

Minutes were approved and seconded.

Treasurers Report was not available.

Vice President Hubbs introduced the panel for the discussion on The Impact of Rental Properties on Community Living: Greg Armstrong/President of a Trinity community HOA and owner of Coldwell Banker; Leonard and Melissa Mankin of the Mankin Law Group/dealing primarily with collections from tenants and owners on behalf of community organizations and Lori Hermansen/Residential Property Manager for Berkshire Hathaway Home Services which has 16 offices throughout five counties servicing about 1700 properties.

Leonard Mankin started off by summarizing the change in the composition of our communities and how many have turned into quasi-rental communities. The problems with renters stem from the fact that they don't have a vested interest in the community or the sense of responsibility evident in most owners.

Ron Hubbs posed questions to the panel:

- To Greg Armstrong: “ Who are the current investors and how do they choose their properties?” .....In the past, most homes were purchased by large corporations or companies such as Blackrock which would buy in packages of about 100 homes. Today, most of the investors are individual investors looking for a better return on their money. The next anticipated crisis is from short term (vacation) rentals which are currently illegal in Pasco County. However, it is difficult to enforce. One of the protections open to communities is to ban rentals for a period of two years from point of purchase.
- To Mankin Law Group: “What are the legal challenges facing community organizations?” .....HOAs and COAs are limited in recourse by their governing documents.

- To Lori Hermansen: “What is the property manager’s role?” .....The property manager can provide screenings of prospective tenants to prevent undesirable individuals from entering a community. He/she can also act as a liaison between the owner/tenant and the HOA/COA by clarifying deed restrictions and other regulations which may impact an individual rental agreement.
- To the whole panel: “What are the options for recovery of fees?” .....Liens; attachment of rent; direct contact with property manager or leasor.

The audience members posed the following questions:

- How do you get rid of bad tenants?....(Mankin) Continue to notify law enforcement or file for injunctive relief if tenants are nuisances but not illegal. (GA) Notify the Sheriff’s Department as Pasco County now has deputies responding to code infractions as well as code enforcement officers. (LH) If there is a property manager involved, their agreement contains a Power of Attorney Clause which would allow the property manager to require compliance or start an eviction process.
- How do you get rid of slum lords or owners using their property for repeated short term rentals? (Mankin) Without legal covenants, the options are limited. (LH) As pertains to the short term rentals, the HOA or COA can report the owner to the tax department as short term rentals are subject to taxation. (GA) Direct contact with persons placing ads online may help in some situations.
- How do you enforce the 2 persons per bedroom rule? (General Answer) The rule no longer is in existence and if it were, it would be difficult to substantiate.
- How do you treat rent to own agreements? (Mankin) Rent to own agreements, properly executed by an attorney, should not count against tenant/owner ratios. The problem is determining properly executed agreements and tenant/owner ratios.

Vice President Ron Hubbs presented each of the panelists with a Certificate of Appreciation. The November CONA Membership Meeting will focus on the Sheriff’s Department and Code Enforcement.

The meeting was adjourned at 11:00 AM.

Respectfully submitted,  
 Theresa Ann Torchin for  
 Sally Hanlon, Secretary