



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

COMMUNITY NEWS

The Council of Neighborhood Association

MARCH, 2016 VOL. 80 ISSUE 75

Chasco Fiesta Circa 1960

March is here, we do fear, that we won't drink too much green beer!

CONA UPCOMING EVENTS:

All meetings are held at the Gulf Harbor's Civic Center, the 3rd Wed. of each month at 9:30AM

March 16, 2016 – "The Water Fix" Issues with communities served by FGUA. The speaker will be Matthew Rihs, Community Service Representative FGUA.

April 20, 2016 – BIG EVENT!!! "Board Certification Course" This event is **FREE to CONA Members!** Non-members may pay \$15 for the Certification and become a CONA Member for the year!! Refreshments will be provided along with a program booklet. The event sponsors will be at the class to provide you with their company information and some goodies to hand out. To register for the class please go to www.conapasco.org and click on the Course Registration button. Contact Jessie for assistance: 813-433-2016.

May 18, 2016 – "What's Going on up there in Tallahassee?!" Prospective Speaker will be State Representative Amanda Murphy.

CAI SUNCOAST UPCOMING EVENT:
Wednesday, March 30, 2016 8:00 AM- 10:00 AM
Pasco County Breakfast Program
Spartan Manor- 6121 Massachusetts Avenue

THE WEST PASCO ART GUILD
Please be sure to check out thir website www.westpascoartguildandgallery.org to see the upcoming schedule for the new year.

DADE CITY

Model Train Show - Mar. 19 from 9 AM to 4 PM at the Pioneer Florida Museum & Village. If you are a train enthusiast, make sure to put this event on your calendar. Model trains in action, train and hobby vendors, G-Scale Garden Railway and a 1913 Porter 10 Wheeler.

HUDSON

Crab & Shrimp Festival - Mar. 18 & 19 at SunWest Park. A festival filled with family fun at a tropical paradise setting makes it the ideal weekend destination event for the whole family. Feast On Savory Seafood, Live Island Music / Entertainment, Craft & Art Show, Boat Show, Interactive Kids Area & More!

NEW PORT RICHEY

Chasco Fiesta- April 1 thru April 9 Downtown New Port Richey. This nine day festival offers entertainment and fun for the entire family. Chasco Fiesta plays host to many activities that benefit 30 non-profit organizations in the local area. Events include, a Coronation Ball, a World Record Beef Barbeque, 9 days of entertainment culminating with a concert featuring popular country music artists, a street carnival and a parade, Native American arts and crafts show, golf, softball and bowling tournaments, a flea market and one of the oldest boat parades in the State of Florida!!!

CHECK OUT THE IMAGE ABOVE ^ Scene, about 1960, in the Downtown NPR business section during Chasco Fiesta. Getting ready for the parade on the far left are Ann or Donna and Judson Potter. The boy running is Donald (Runt) Conover. Also in the photo: Mrs. Vinson, Elfers grove owner where the Moog Road library now stands. Photo by Angelo Deciuics.

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Legislative sessions sometimes feel like you're running a marathon. No matter how much you train and prepare for the long race ahead of you, you never know how you will do until the big day. Some races you'll do better than others. Others may outrun you. But that's ok. Because you've tried your best and no matter what, you are determined to cross that finish line.

Well, the finish line is in sight for us as the 2016 Florida Legislative session comes to an end (sine die) on Friday, March 11, 2016: We've accomplished so much together and we are tremendously proud of your efforts.

The "Estoppel Bill", HB 203

The Estoppel Bill is still working its way through the legislative sausage making process. On February 23rd, the Estoppel bill was placed on the House Calendar. We are optimistic that when and if the Estoppel bill is passed, it will still contain the amended language we've been fighting so hard to include. See our prior Alerts discussing why this bill had to be changed.

The "Penalty Bill", SB 1122-Dead

On February 3rd, SB 1122 was defeated in the Senate Regulated Industries Committee by a vote of 6 Nays to 4 Yeas. Had this bad bill passed it would have resulted in you paying higher assessments. How? Because the bill mandated a new fine to your association and your manager (previously \$30 per day for 10 days) of \$500 per day for 30 days (a new penalty of up to \$15,000) if your association did not provide records timely. We are thrilled that this bad bill was dropped from the legislative "race."

The "Required Website Bill" HB 1405

With the race not over yet, there is one other bad bill for community associations that we want you to be aware of-

HB 1405. This proposed bill was passed unanimously by the House Regulatory Affairs Committee on February 25th. We won't know the exact language of this bill until it is "released" from the House Regulatory Affairs Committee. What we do know is that this bill would require condo associations with more than 500 units and HOAs with more than 7500 parcels to pay for, develop, and maintain websites for their associations. If this language rings a bell, then you're right on point because we reported how damaging mandated websites can be for associations in a prior alert (think HB 1357).

Mandated websites are both extremely costly and time consuming. An association would not only have to create a website, but it would also need the funds and resources to maintain the site. **But the real kicker is this, if your mandated website has a "breach in security" and a homeowner gets his or her identity stolen, the association could be fined up to a HALF A MILLION DOLLARS. You heard right \$500,000 dollars!!!!**

And if the association pays, whose responsible?

That's right-- you the owners.

Florida Statute 501.171 provides that an association can be fined up to \$500,000 for failure to meet certain reporting requirements once a breach occurs from the unsecure site. (See Fla. Stat. § 501.171(9)(b)(2015). This means an association could have double exposure from failure to maintain a secure site- a potential lawsuit from the victim homeowner AND an enormous fine from the State.

Without knowing the exact language of HB 1405, we're not asking for your help quite yet. But be on the lookout for a future HELP CAN ALERT if we soon determine one is needed.

Although the finish line is in sight, the race isn't officially over until March 11th. We're very proud of what we've accomplished so far this session, and as always we promise to keep you informed and continue to fight bad legislation that could harm your community or increase your ownership costs.

Yours in Community,

Alan Garfinkel, Esq.

Katzman Garfinkel, Founding Partner
Community Advocacy Network (CAN), Chairman



Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
		1	2	3	4	5
6	7	8	9	10	11	12
		CONA BOARD MEMBERS MEETING				
13	14	15	16	17	18	19
DAYLIGHT SAVINGS TIME BEGINS			CONA MEETING 9:30 AT THE GULF HARBORS CIVIC CENTER	ST. PATRICK'S DAY	CRAB & SHRIMP FESTIVAL SUNWEST PARK MARCH 18 & 19	MODEL TRAIN SHOW 9 – 4 DADE CITY @ PIONEER MUSEUM
20	21	22	23	24	25	26
PALM SUNDAY 1 ST DAY OF SPRING				HOLY THURSDAY	GOOD FRIDAY	
27	28	29	30	31		
EASTER						



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