

COMMUNITY NEWS

THE COUNCIL OF NEIGHBORHOOD ASSOCIATIONS

“The Voice of Condominium, Civic and Homeowner Associations of Pasco County”

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West Pasco Historical Society and Museum picture taken 1981

October is here, fall is upon us and Florida's warm breezes are still blowing! There are lots of events taking place this month throughout Pasco County. Please be sure to go the CONA website www.conapasco.org and check the NEWS section for a schedule of fun events for the whole family.

Of course, the very important event that you must attend is **October's Member's Meeting**. This month's program is jam packed with a panel of experts to address the “Impact of Rental Properties on Community Living”. Set your reminder for **The third Wednesday of this month, Oct 21 at 9:30 AM at the Gulf Harbors Civic Center**. Don't forget to come hungry for sweets and treats!



WE CHALLENGE ALL MEMBERS, THAT ATTEND THE MONTHLY MEETINGS TO BRING ONE GUEST... YOUR NEIGHBOR, FRIEND, BOARD MEMBER, YOUR DOG... WAIT NOT YOUR DOG, MUST BE A PERSON! WE WILL ANNOUNCE THEM AT THE MEETING!

The image above is of the West Pasco Historical Society and Museum, taken 1981, previously known as the Seven Springs School (circa 1900). The school does not have an exact date when it opened, but records show minutes from July, 1913 appointing the teacher.

In reference to the image above and observance of this season of tricks and treats, here is a bit of chilling information for you... **From the article: Ghostly Stories of Pasco County “A few of the things that go bump in the night”**

New Port Richey, FL
By Jeff Cannon - December 16, 2011

One of the most recent paranormal investigations in downtown centered around an antique desk on display at the nearly 100-year-old building that houses the West Pasco Historical Society Museum and Library.

After museum volunteers reported smelling a strong odor of cigar smoke near the old desk, once owned by Union soldier William Barber, they decided to call paranormal investigators to see if they could learn more.

The group of ghost hunters spent an evening in the old school building with a gambit of audio and video equipment. After several hours it's said they captured an audio recording of Barber's ghost — a whispering voice muttering, “Come back, come back.”

So, if you're looking for a local ghost story for Halloween, you don't have to look too far.

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OCTOBER 2015

Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
				1	2 M.O.M.s Friday Night Market	3 Dade City Cruise-In
4 Market On The Bayou at Gill Dawg	5	6	7	8	9 M.O.M.s	10 Mustang Car Cruise-In
					Cottee River BIKE FEST Oct 9 - 11	
11	12	13 CONA BOARD MEETING	14 MAIN STREET BDAY BASH Dulcet Restaurant	15	16 M.O.M.s	17 Rattlesnake Festival & Run
18 Market On The Bayou at Gill Dawg	19	20	21 CONA MEMBER'S MEETING	22	23 M.O.M.s	24
25 ANNUAL FALL FESTIVAL TRINITY PRES. CHURCH	26	27	28	29	30	31 Fall Fair at Wiregrass HALLOWEEN

PUPPY PADDLE! SAT OCT 31!!

**CAI SUNCOAST
UPCOMING EVENT:**
 Wednesday, October 28, 2015
 8:00 AM - 10:00 AM
Legal Q & A - Pasco County Breakfast
 Program
 Spartan Manor
 6121 Massachusetts Avenue New Port
 Richey
 Thursday, February 25, 2016
 10:00 AM - 4:00 PM
**2016 CA Day & Trade Show -
 The St. Petersburg Coliseum**

**CONA PROGRAMS
UPCOMING EVENTS:**

- November 18 - Code Enforcement
- December 9 - Appreciation Breakfast
- January 20 - "The Impact of Foreclosures & Abandoned Property in Communities"
Guest Speaker Pasco County Appraiser
Mike Wells, Sr.
- February 17 - "Whats This I Hear About
Charter Government?"
Guest Speaker Tax Collector Mike Fasano.
- March 16 - The Water Fix: Issues Con-
fronting Communities Served by FGUA.
- April 20 - Board Certification Course
- May 18 - What's Going on in Tallahassee?



A Step-by-Step Guide to Planning Condominium Elections in Florida

How you can ensure that your annual meeting or election runs smoothly and adheres to community law

The Florida Statutes and Florida Administrative Code define the specific processes and procedures for electing association Board members to ensure that elections are fair and that any unit owner interested in running for a seat on the Board has the opportunity to do so. A condominium association's board is usually elected by the unit owners of the condominium at the annual meeting. Fla. Admin. Code. R. 61B.230021 (2).

60 days before the annual meeting

- Set a date for the annual meeting or election
- Send out First Notice of Election
- Send "Intent to Run" form

Your first notice of election must be mailed, emailed (if you have received an electronic consent form) or hand-delivered at least 60 days prior to your annual meeting and must contain the name and correct mailing address of the association. Fla. Stat. § 718.112 (2)(d)(4)(a); Fla. Admin. Code. R. 61B.230021 (4). An "intent to run" form should also be sent out to unit owners. Even though the statute does not require this, it is common practice.

40 days before the annual meeting

- Unit owner's must provide written notice of intent to run for board position
- Issue a written notice acknowledging receipt

Prepare agenda for the annual meeting. Any unit owners planning to pursue their candidacy for the Board must give written notice to the association of their intent to run at least 40 days prior to the annual meeting or election. This letter may be mailed, emailed, faxed or hand-delivered. Through the same methods, the association must return a written notice acknowledging receipt of the unit owner's intent to run notice. Fla. Stat. 718.112(2)(d)(4)(a); Fla. Admin. Code. R. 61B.230021 (5).

An election is not required if the number of vacancies equals or exceeds the number of candidates. A unit owner is not eligible to be a candidate to serve on the board if the person has been suspended or removed by the division, is delinquent in the payment of any monetary obligation due to the association, or has been convicted of any felony is not eligible to serve on the board, unless such felon's civil rights have been restored for at least 5 years as of the date such person seeks election to the board. Fla. Stat. § 718.112 (2)(d)(2).

35 days before the annual meeting

- Candidates for the board submit information sheet
- Upon request of a candidate, an information sheet, furnished by the candidate at least 35 days before the election, must be included in the mailing, delivery, or transmission of the ballot. This information sheet may include the candidate's background, education, and qualifications as well as other factors deemed relevant by the candidate. The information sheets should be submitted on a single-sided 8.5" x 11" piece of paper, but to reduce paper usage, the association may print double-sided sheets for distribution. Fla. Stat. § 718.112 (2)(d)(4)(a); Fla. Admin. Code. R. 61B.230021 (7).

14-34 days before the annual meeting

- Send second notice of election
- Share pertinent details

Together with the written notice and agenda, the association must mail, deliver, or electronically transmit a second notice of the election to all unit owners entitled to vote, together with a ballot that lists all candidates no less than 14 days and no more than 34 days prior to the election. Fla. Stat. 718.112(2)(d)(4)(a); Fla. Admin. Code. R. 61B.230021 (8). This notice has no specific format that must be followed, but you should consider including details on how members can cast a vote, how they should fill out and submit the annual meeting limited proxy and any explanations of any motions for which the association is requesting a membership vote. Accompanying the ballot shall be an outer envelope addressed to the person or entity authorized to receive the ballots and a smaller inner envelope in which the ballot shall be placed. The exterior of the outer envelope shall indicate the name of the voter, and the unit or unit numbers being voted, and shall contain a signature space for the voter. Once the ballot is filled out, the voter shall place the completed ballot in the inner smaller envelope and seal the envelope. The envelope must either be mailed or hand delivered to the association. Fla. Admin. Code. R. 61B.230021 (8).

At the annual meeting

Elections shall be decided by a plurality of ballot cast. There is no quorum requirement; however, at least 20 percent of the eligible voters must cast a ballot in order to have a valid election.

An impartial committee should collect all of the ballots and compare the names and unit numbers of those who are eligible to vote. This means no Board members, officers and candidates or spouses may be involved. Outer envelopes without a signature should be marked DISREGARDED as they will not count toward the vote. Fla. Admin. Code. R. 61B.230021 (10)(a)-(b).

Afterward, all inner envelopes should be removed and placed in a separate container by the impartial party. The inner envelopes will then be opened and counted in the presence of the unit owners. Any inner envelopes with multiple ballots should be marked DISREGARDED and not counted toward the vote. Fla. Admin. Code. R. 61B.230021 (10)(a).

Within 60 days after the election results are announced

Any challenge to the election process must be commenced within 60 days after the results are announced. Fla. Stat. § 718.112 (2)(d)(4)(c). Failure of the association to properly conduct an election must be resolved by nonbinding arbitration. Fla. Stat. § 718.1255 (1)(b)(1), (4)(a). A party to the dispute must petition the division for nonbinding arbitration and the petition must recite, and have attached, supporting proof that the petitioner gave the respondents, advance written notice of the specific nature of the dispute; a demand for relief, and a reasonable opportunity to comply or to provide the relief; and notice of the intention to file an arbitration petition or other legal action. Failure to include the allegations or proof of compliance with these prerequisites requires dismissal of the petition without prejudice. Fla. Stat. § 718.1255 (4)(b).

By Jane Bolin | September 22nd, 2015 | Blog | Comments Off on A Step-by-Step Guide to Planning Condominium Elections in Florida

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