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PACA

by

Bill Parsons, President
Pasco Alliance of Community Associations



PACA Relocates Due to Membership Growth

At the September and October PACA meetings, we were at capacity. We used every extra chair and every table in The Club at Seven Oaks to accommodate the growth in membership. It was obvious that PACA must pursue a different location with considerably more room. I visited Wesley Chapel Toyota and after looking at their training room on the second floor, I knew this was an ideal location. Mr. Corvin Morris, the owner, agreed for PACA to meet in the training room which can comfortably seat over 75 people. At our October 11th meeting, I announced that we would change our meeting location to Wesley Chapel Toyota for PACA meetings beginning November 8th.

October Meeting—CDD and HOA Attorneys

The PACA Membership Services Committee sponsored a program at the October 11th meeting with CDD and HOA attorneys. The CDD attorney was Susan Johnson-Velez, an attorney with Fowler White Boggs Banker which is one of the largest, most prestigious law firms in the Tampa Bay Area. She explained how CDDs are created and the Board of Supervisors elected. Next, she explained some of the powers of a CDD that includes financing, constructing, operating, and maintaining community infrastructure such as roads, club house, recreation facilities and street lights. She concluded by reviewing the Florida Statutes covering requirements of CDD compliance which includes Florida Statutes 112, 119, 120, 286, and 287. The attorney who spoke on HOAs and Condo Associations was John Conley, who has his own law firm. He also covered the Florida Statutes that are used to govern these associations. He explained how associations should handle disputes with the homeowners, provided tips for creating and enforcing deed restrictions, and discussed the relationship between the Association Board and the attorney.

November Meeting—Mike Wells

Mr. Mike Wells, Pasco Property Appraiser, was guest speaker at the November 8th meeting. He explained that the Property Appraiser sets value of property, how he notifies the owners of that value, and the procedures the owner need to take if he does not agree with the value set. His main presentation focus was the proposed Florida Constitutional Amendments that will be on the January 29th ballot when Floridians vote in the Primary Election. These include doubling the homestead exemption, portability of Save Our Homes, providing an exemption for personal property for businesses and mobile homes, and an assessment cap for non-homestead property. Mr. Wells also fielded many questions.

Membership Classes

Class A-1

HOAs, CDDs, and Condos with
resident controlled boards
Annual Dues: \$50.00

Class A-2

Neighborhoods without HOAs,
CDDs, and Condos
Annual Dues: \$25.00

Class A-3

HOAs, CDDs, and Condos with
governing boards not controlled
by homeowners or whose
governing board has not
applied for membership
Annual Dues: \$25.00

Class B

Individuals
Annual Dues: \$10.00

Meeting Information

Wesley Chapel Toyota
Second Thursday
7 p.m.

See what PACA is doing for communities like Seven Oaks

www.MyPACA.org