



PACA News

January - March 2010

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Meeting Info

Second Thursday of

Every Month

at 7pm

Land O'Lakes

Community Center

5401 Land O'Lakes

Boulevard

(US Highway 41)

Website

www.mypaca.org

Seven Oaks POA and CDD Boards are Proactive

by Bill Parsons, CDD I and CDD II Vice Chairperson

Seven Oaks is a 2,000-acre community across from the Shops at Wiregrass Mall bordered by Bruce B. Downs and S.R. 56 in Wesley Chapel. With the exception of a few houses within a couple of neighborhoods, all but 5 of the 28 neighborhoods have been completed. Seven Oaks has a \$4.5 million clubhouse complex with a cafe, fitness room, aerobics room, multi-tiered theater, junior Olympic lap pool with a double-loop slide, resort pool, children's splash park (see picture), clay tennis courts, soccer field, basketball courts, and children's playground. In addition, it has a 2.5 mile nature trail and numerous parks in the neighborhoods.

In May 2004 when the Residents Council was created, the residents at Seven Oaks became involved in the management of Seven Oaks. The Council established a representative in each of the neighborhoods who then collected email addresses of the residents in their neighborhood.

This allowed them to provide the residents with information and receive feedback on issues.

In March 2006, the Seven Oaks Property Owners' Association Board (same as an HOA) changed from developer to resident controlled. The resident controlled Board created a Director of Covenants Enforcement, Director of Website Management, Director of Communications, and Director of Architectural Changes. With each of the seven Board members having a specific job, it created a synergistic effect. To improve and maintain deed enforcement, the Board established a Fining Committee so they could fine homeowners up to \$1,000 per violation. They also established a Covenants Oversight Committee and had its members accompany the property manager on weekly inspections to provide feedback on enforcement of deed restrictions. To improve the process of approving

changes to the exterior of the homes, the Board significantly changed the form to make it user-friendly and provided a checklist of information required.

In November 2008, the two CDD Boards became resident controlled. To reduce expenses, the Boards reviewed all the contracts.



Splash Park at Seven Oaks

Just rebidding the irrigation contract saved over \$90,000 per year. With millions of dollars earning only .01 percent in a money market account, the Boards moved its funds to instruments paying a much higher rate of interest. Because the Reserve Funds were not adequately funded, the Boards almost doubled the amount being allocated to the Reserve Fund account. To keep crime down, the CDD Board provided funding for a Crime Watch Patrol to purchase shirts, hats, and magnetic decals for cars. The Boards are also working with the attorney to merge the two CDDs to improve the management and reduce the administrative cost. This should occur about July 2010.

To know more about what these organizations are doing to keep Seven Oaks a great place to live, take a look at our website (www.mysevenoaks.com).

Program Committee

By Wayne Mooney, Program Committee Chairperson

October 8, 2009

Debra Zampetti, Pasco County Zoning/Code Compliance Administrator, made a presentation to PACA members and guests. Assisting her were Lee Milliard, Assistant Zoning/Code Compliance Administrator, and Patrick Phillips, who works in the Code Compliance.

Under the new Strategic Planning Guidelines for Pasco County, several departments involved in the Growth Management have joined forces to streamline the "Zoning Codes" and their "Enforcement". Ms. Zampetti and the other team members discussed the new initiatives being developed to address vacated home problems, residential parking problems, commercial vehicles and commercial equipment problems, and the home based business problems.

Part of their solutions will include new software for "Code Complaint Tracking", new "Customer Service" procedures, reduction of zoning categories, and Pasco County code updating.



Debra Zampetti (standing) with Lee Milliard (seated left) and Patrick Phillips (seated right) give their presentation



November 12, 2009

Rep. Ginny Brown-Waite, shown in the picture, is the US Congresswoman, representing the 5th Congressional District. For the November meeting, she was asked to cover the housing crisis as well as several other issues that would concern our members.

On the issues that face homeowners, the Congresswoman cited many of the reasons for the problems such as sub-prime loans, the excess of home inventories, banking resistance to lending, falling credit ratings, rising costs of insurance, and rising rates of unemployment. In essence, she felt there was a "Frozen Economy in Florida".

On the solutions to the problem issues, the Congresswoman felt some of the leaders in Congress were working on better regulations of industries that control the money and solving the unemployment issue. On the other hand, the current trend to

throw stimulus money, increase taxes, provide bailouts for selected businesses, and increase the national debt only indicates a "Congress out of Control".

December 10, 2009

After the unanimous election of three new members to the PACA Board of Directors, a series of speakers and presentations were made as follows:

PASCO COUNTY PUBLIC TRANSPORTATION (PCPT)-The speakers from PCPT provided a summarization of the new services being provided for county residents that included para-transit (door-to-door) services for qualified persons. The para-transit service will aid people with a verifiable disability and qualified seniors without transportation to get to needed areas to obtain groceries and medical services.

FLORIDA FRIENDLY LANDSCAPING PRACTICES-Speakers from Sentinel Management Services (SMS) provided a hand-out with SMS's summations of the workshop presentations they attended on the new Florida State Laws enacted as result of the Governor's approval of SB2080 and their effects on Homeowners Associations.

ON LINE FORECLOSURE AUCTIONS-The main presentation was a real time demonstration of the on-line process of bidding for foreclosed real property located in Pasco County. All property which is being auctioned has had a final judgment made by the Civil Court System. Pasco County's Paula O'Neil (Clerk & Comptroller), and Roz Fenton (Civil Courts Director), joined together in the presentation. Key points of the presentation were the mandatory requirements for bidders and their money accounts, records of and restrictions for properties to be auctioned, instructions for bidding auction dates and the timing, and methods of payment. The rules and restrictions that prevent access to the properties that are sold "As Is" lead to the proverbial axiom of "Buyer Beware".

CAREER and TECHNICAL EDUCATIONS (CTE)-The speakers for CTE presented the mission of their academy courses, which are available at some of the Pasco County High Schools. The courses are offered to prepare students for the workplace or post secondary education. Their alignment with business partners provides early opportunities for the next step of the next generation after graduation from the Pasco K12 program.

Programs for Next Quarter

January 14
Commissioner Michael Cox
Pasco County District 4

February 11
Communications Program
Four Member Panel

March 11
Michele Baker, Chief Assistant
Pasco County Administrator

Government Affairs Committee

By Fred Krauer, GAC Chairperson

Pasco County Code Amendment

The County Commissioners are considering an amendment to the county ordinance that will include the following: 1) remove reference to the county's authority to regulate parking on private roads 2) allow the county's traffic operations manager to designate roads where street parking is prohibited 3) prohibit parking on a driveway or lot in such a manner as to obstruct a sidewalk. The actual changes to the ordinance are indicated below with the portions of the current ordinance that will be deleted with ~~strikethroughs~~ and the added parts underlined.

They have asked for public comment at the Board of County Commissioners meeting on January 26 and February 9, 2010. PACA plans to provide a presentation at these meetings on this issue.



Above picture demonstrates how cars blocking sidewalks forces people into the street.

Pasco County Code Amendment

Sec. 106-26. Authorization to prohibit parking.

The board of county commissioners may place official signs prohibiting parking upon public roads and rights of way, roads dedicated to the public by plat, ~~privately-owned roads over which the public is permitted to travel (whether or not those roads are dedicated to the public by plat)~~, in county-owned parks, and on county-owned property, or other areas under its jurisdiction, by or the passage of a resolution which designates the area where such conduct is prohibited.

Based on safety or traffic management considerations, the county's traffic operations manager may also restrict or prohibit parking on such roads by causing a sign to be erected reflecting the designation. Any person who wishes to appeal a determination of the traffic operations manager that restricts or prohibits parking must file an appeal in conformity with Chapter 317 of the Land Development Code within 30 days of the effective date of this ordinance or the erection of the sign reflecting the parking restriction, whichever is later.

Sec. 106-32. Class I parking violation.

(9) On any portion of a driveway or lot when such vehicle, or any attached equipment or trailer, blocks or obstructs any portion of the sidewalk, hinders use of the sidewalk, causes pedestrians using the sidewalk to detour around the vehicle or equipment, or interferes with free passage along the sidewalk including that portion of the sidewalk which crosses a driveway.

If PACA members have any issues that they cannot find a solution to and would like PACA to help, they can email PACA President Joe Wyatt at JWyatt@mypaca.org or Government Affairs Chair Fred Krauer at FKrauer@mypaca.org.

Advertising in this newsletter is easy & affordable! Contact Kelly at (813) 661-2458 or email: kmariskanish@sptimes.com. The St. Petersburg Times prints PACA's newsletter at no cost to members, with its costs defrayed by the advertising on page 4. So keep in mind the advertisers who support our newsletter!

Update On Issues

Sportsplex USA

County commissioners are looking into the county operating the Sportsplex USA so they do not have to pay someone to run it and are also discussing the best location for the complex.

Traffic Signals

The Florida Department of Transportation has decided not to change the traffic signal at Oakstead Blvd. & S.R. 54. They will take another look at it in six months.

Fire Damaged Home

Almost three years ago an Oakstead homeowner collected fire insurance after his house was destroyed by fire. The owner did not have the house repaired with the insurance money. The HOA was finally able to get the case to court. Having gleaned some information from a PACA meeting, the HOA did not lose any money. If Rep. Kevin Ambler's bill is passed this year, HOAs in Florida will be protected from homeowners being able to collect insurance money and not repair damaged houses.

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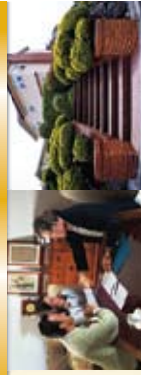
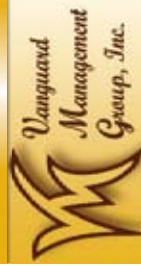
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