



FEDERATION  
OF  
MANATEE COUNTY  
COMMUNITY ASSOCIATIONS, INC.

**MARCH 2019 NEWSLETTER**

**Next Meeting – March 19, 2019 at 6:45 PM**

**LOCATION** – First Baptist Church of Bradenton  
1306 Manatee Avenue West, Bradenton, Florida  
(Corner of 14<sup>th</sup> Street & Manatee Avenue)

Meeting Room – Church Offices Building, enter using west back door

Please mark your calendar and attend with a friend to show support  
for your community and quality of life.

**AGENDA**

- GUEST SPEAKER – Palmetto Mayor Shirley Grover Bryant
- Reports and requests for assistance by homeowners and items of interest
- Reading of February 2019 Minutes and Treasurer's Report
- Update on Land Development Code
- Update on HAB
- Discussion on change to our Masthead /Logo

**PRESIDENT'S MESSAGE - OUR COUNTY IS "BUSTIN" OUT ALL OVER**

**"What the heck happened?"**

Our secret has escaped, Manatee County with its water frontages, serenity of its country side, beaches and orange groves has been discovered by the world around us, this growth continues to challenge, our natural resources, our county and state-maintained resources, our education system, and our legacy.

**Who will be the gatekeeper after we have left and "heck has happened?"**

**DEVELOPMENT** - We seem to continue down the approval path for development with reckless abandon. This pathway will continue to alter the climate of Manatee County from a quiet village community and lifestyle to a rapidly developing metropolitan area. We must ask ourselves at what price? And what are the consequences? Both are issues of concern to the safety and welfare to residents.

**TRANSPORTATION** - The increasing traffic on our roads, even before "season", is creating traffic congestion, crowding of retail commerce sites and longer wait times for many of us in our daily routines. The need to build and maintain existing roads continues to cost more and take longer. The priorities of approving and construction of new housing seems to precede the infrastructure to support that decision. The overstressed Island access is creating significant delays getting in and out those areas. Almost everyday delays and traffic jams occur on I-75 during peak times, and if there is an accident!!!! What will be the solution to cross town mobility as the developments continue to be filled with more residents?

Jim Kaiser, President  
jkaiser998@aol.com

Ernest "Sandy" Marshall  
1<sup>st</sup> Vice President/  
Ex-Officio President

Glen Gibellina  
2<sup>nd</sup> Vice President  
glenfede@yahoo.com

Victor Coveduck  
Treasurer  
sailinvic@gmail.com

Kay Lynn Duncan  
Secretary  
duncankl@att.net

Carole Atkins  
Newsletter Editor/  
Website Coordinator  
fmccasupport@aol.com

Ed Goff, Director/  
Website Coordinator  
ed.goff@gmail.com

Dr. Richard Conard  
Director  
richardtconard38@  
gmail.com

Diana Adams, Director  
dadamm@aol.com

Calvin Wright, Director  
cwright878@yahoo.com

P. O. Box 320  
Bradenton, Florida  
34206

**For information call:  
941-792-5039**

Website:  
www.thefmcca.com

Email:  
fmccasupport@aol.com

**"Eternal Vigilance  
is the price  
of Liberty."**

**HEALTH CARE** - Appropriate health care, its level of service and locations becomes a major factor in our quality of life. Indigent care continues to be an expensive portion of our County budget. "Ageing in Place" is a concept that to be utilized will require increased needs for services and costs, as our population grows older. Emergency services are an important part of feeling safe and secure in the area we choose to live. The life they save may be our own? Health care is a country wide issue and without a clear consensus on the solution will place the graying of America in a very dangerous and costly position.

**POLITICAL** - Many of us are fed up with the partisan grid lock of our elected officials. We can change a substantial portion of that melee by voting our choice of candidates and parties. Hopefully the message will reach both the incumbency and the new comers driving a partisan approach and decisions to many of the issues we have discussed in the article.

**FINANCIAL** - Impact fees, charges for services and taxing, continues to be a part of proposed solutions to acquire the funding to support the decisions and changes that are necessary for future as well as maintaining our existing resources. How will this money be raised? Will our elected officials be in the forefront of these required funding decisions or in the shadows of indecision and political pandering?

### **HOW THE HECK YOU CAN HELP**

As we have suggested in previous newsletters involvement is key to knowing and providing information to decision makers, stand up and get counted. Request, research information, attend meetings (such as the Federation), donate resources to those that you support (time and money), write e-mails or letters or make phone calls to provide your thoughts and suggestions to others. Get the word out to all that you can.

As a resident of Manatee County, you have an opportunity and obligation to provide thoughts, opinions, information and support to our leadership who are in a position to choose the direction and future of Manatee County.

**ARE YOU READY TO STAND UP FOR OUR FUTURE OR WILL YOU FOLLOW THE "PAST" OF LEAST RESISTANCE?**

### **CHANGES NEEDED TO PROTECT HOMEOWNERS**

According to the FLORIDA CONDO & HOA LAW BLOG, dated February 3, 2016, there were no regulations of HOAs by DBPR passed during that Legislative Session in Florida.

The Senate Regulated Industries Committee failed to approve SB 1122, relating to Homeowners' Associations. The proposed acts, entitled The Administration and Operation of the Homeowners' Association Act, would have the following new changes and provide for:

Authority of the department - authorizing the department to enforce and ensure compliance with this chapter and rules relating to records access, financial management, and elections of homeowners' associations;

Specified rules providing the department jurisdiction to investigate complaints relating to homeowners' associations;

Requiring homeowners' associations to pay a specified fee to cover the administrative and operational costs of the department;

Increasing certain fines and providing a cause of action for a member against a community association manager or management firm under certain circumstances. Such as...change the minimum damages of \$50.00 dollars to \$500.00 dollars per calendar day for a member who is denied access to official records;

Prohibit the use of HOA funds for defending board members against suits filed by homeowners;

Prohibit the unauthorized use of Reserve funds accounts;

Maintain accurate and complete records.

The PROPOSED ACTS that did not make through the legislature, in my opinion, due to a lack of evidential research reports to justify the need for a change. I believe that the results of a thorough investigation conducted by the States Attorney will support the approval of this change in the laws that will regulate the operations of HOAs and the management firms that require some form of supervision. This provision can serve as a wakeup call for HOAs and Management firms that "if you cannot comply with the rules and regulations on your own, we will help you and charge you for the services."

These listed issues are impacting homeowners today in real time. Until the new changes become a reality, the homeowners are faced with the county legal process that requires large filing fees. For a homeowner who is on a fixed income, and is barely able to make ends meet, that is not a viable option. So at this time, The FMCCA, a nonprofit organization, is your best and only option. (CW)

### **CORRECTION TO FEBRUARY HAB UPDATE ARTICLE**

Inadvertently unintentional scrivener's errors occurred in the newsletter article entitled "HAB UPDATE." This was recently pointed out by our County Attorney Mitchell Palmer in an email to our officers and newsletter editor.

Accordingly the following is being republished to include the omitted wording as follows:

The Federation has received a copy of a requested legal opinion, from the County Attorney to the BOCC, confirming that the concerns of FMCCA were correct. Certain Manatee County funds, collected from our taxpayers, cannot be used **to pay for non-emergency health care costs of** non-U.S. citizens. Under Federal law, any LIP (Low Income Pool) funds, subsidized annually with Manatee County funds, cannot be paid out locally for non-U.S. citizens' **non-emergency** health care.

Last year Manatee County sent approximately \$3.6 million dollars to the State of Florida in order to receive matching \$3.6 million dollars from the Federal Government for a total of approximately \$7 million dollars, which was then sent to local health care providers to use and not to Manatee County.

The Federation will continue to follow up on tracking whether or not these funds are being provided locally and disbursed properly. (ESM)

### **DID YOU KNOW?**

**This article was written with citizen involvement and community action in mind. Ask questions, offer solutions, contact County Commissioners or School Board members, and support your neighbors -- even when the problem isn't in your neighborhood. Create change! (DA)**

#### **Did You Know:**

- You can sign up for the online edition of the Federation newsletter by visiting our website: [www.thefmcca.com](http://www.thefmcca.com) , clicking on the contact link, and submitting a request.
- When dealing with problems in your community, document all in-person visits or phone conversations and send follow-up correspondence to make sure that both parties understand what has been said, this also allows either party to clarify a misinterpretation, and creates a record to keep in your file.
- Most jobs in Florida pay between \$10 and \$15 per hour and only 31 percent of jobs pay more than \$20.00 an hour.
- Radon is a colorless, odorless, tasteless and invisible and chemically inert gas that comes from the decay of radium in the soil and is found everywhere, even in Manatee County.
- Olympic gold medal figure skater, Scott Hamilton, feels "the only disability in life is a bad attitude."

**COUNTY ADMINISTRATOR SEARCH**

On January 22, 2019, I represented the Federation (FMCCA) and appeared before the Manatee County Commission (BOCC) Workshop at the Manatee County Administration Building.

This was a public workshop to discuss appointing an interim County Administrator until a search is conducted to find and hire a successor. As you may know, Mr. Ed Hunzeker announced his retirement effective in March 2019 after serving Manatee County for 17 years.

Thereafter, Deputy County Administrator Cheri Coryea was temporarily appointed for approximately one year beginning March 1, 2019 until a national search is completed. At that time, a list of applicants will be screened and interviewed by the BOCC. When the list is narrowed, the County Commission will then seek input from the residents of Manatee County. The Federation will obtain a list of the prospects and will provide to the BOCC feedback from the Federation with its recommendations after reviewing the applicants' credentials.

I pointed out to the BOCC that because of the size of our present population and the explosion of growth and development we are experiencing that this is not a job for an amateur, and that formal college education and successful coastal county or large city experience as the chief administrator are essential requirements.

After the FMCCA receives a list of the candidates and their resumes, we will respond accordingly. (ESM)

**2019 MEETING DATES AND SPEAKERS**

You do not need to be a member to attend our meetings. All home and condo owners are welcome guests. To be a part of the solution, not the problem, you can join the FMCCA. The meetings are free. Bring your ideas and questions to our next meeting. We look forward to your participation. Friends of the FMCCA are invited to our annual outings.

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|---|---------------------------------|
| January 15 – Robin DiSabatino                 | May 15 – Robinson Preserve Tour |
| February 19 – Matt Bower                      | September 17 - TBA              |
| <b>March 19 – Mayor Shirley Grover Bryant</b> | October 15 – TBA                |
| April 16 – Commissioner Reggie Bellamy        | November 19 – TBA               |

Share our Newsletters with your neighbors or look for extra copies at your local library.

To be added to our Newsletter email list, send a message with your name, community and email address to [fmccasupport@aol.com](mailto:fmccasupport@aol.com) or go to the website and enter your information under contacts.

**Federation of Manatee County Community Associations, Inc. – APPLICATION FOR MEMBERSHIP**  
(Please Print)

Date: \_\_\_\_\_ Type of Application: (Check One)     Individual     Homeowners Association     Neighborhood Organization

Name of Association or Organization: \_\_\_\_\_

Name of Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Name of Alternate Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Number of Households in your organization: \_\_\_\_\_

Federation Annual Dues are \$.50 (fifty cents) for each household. (Number of Households X \$.50 = Annual Dues.) Not to exceed \$100.00. Cost for independent or single membership is \$10.00. Please make your check payable to FMCCA and mail with this form to Victor I. Coveduck, Treasurer, 5203 Palmetto Point Drive, Palmetto, FL 34221.