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FMM



MAGAZINE

Official Publication of the

Federation of Manufactured Home Owners of Florida, Inc.



Cover Art by FMO Member Dr. Dave Siefkes

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A MESSAGE FROM THE EXECUTIVE DIRECTOR

KAYLEE CHESTER, CMP,
Executive Director



2024 is off to a great start! Many exciting things have already happened in the 2024 legislative sessions, and it is all thanks to FMO members who made their voices heard. Be on the lookout for future updates through the FMO Watchdogs.

There are only three HOA Board Certification Training courses left in 2024. If you are a new Board member on your community's HOA, or if you have had a break in Board service and are now serving at the Board level, once again, please be sure to register for one of the remaining courses:

- Saturday, March 16, from 1:00 p.m. – 4:00 p.m. ET.
- Monday, April 15, from 10:00 a.m. – 1:00 p.m. ET.
- Tuesday, May 7, from 1:00 p.m. – 4:00 p.m. ET.

More information can be found on FMO's website at www.fmo.org.

As a gentle reminder, FMO Headquarters serves to support the membership at the administrative level. If you have HOA-related questions, please contact your District President or your Section Director.

Thank you! *Kaylee Chester, CMP, FMO Executive Director*

UPCOMING EVENTS

MAR 12	DISTRICT 9 MEETING
HOA TRAINING	16 MAR
MAR 21	DISTRICT 13 MEETING
DISTRICT 1 MEETING	1 APR
APR 15	HOA TRAINING

FOR DETAILED INFORMATION VISIT FMO.ORG



ON MY MIND...

Rick Hollenbach, FMO President



As I See It

Well, our 2023 State Assembly is in the books. Here are just a few facts on what was accomplished during the two-day meeting. Over 200 people registered to attend the first-ever virtual meeting. There were over 100 in attendance each day.

The meeting kicked off with the CEO of our professional management group, Dave Wenhold, presenting our five-year Strategic Plan. The session continued with a deep dive discussion on the benefits of Homesteading and how to achieve Homesteading in the various areas across the State. Next up was a dynamite Q&A town hall type meeting with FMO Attorney Jeremy Anderson and capped off with a presentation from Guest Speakers Nancy Black Stewart and Florida Representative Paula Stark. Representative Stark presented an overview of her bill (HB613), which will change the mediation process, addresses live in-home health care tenancy rights, and proposes changes in the relocation statute, including payouts for those affected.

Day two of the Assembly focused mostly on FMO business. We introduced/identified the members running for office of President, Vice President, Directors at Large and Section Directors. Nominations from the floor were opened for any of the positions. Our Financial Report was presented in full transparency and opened for discussion.

We submitted our report on a revised Policies and Procedures manual and explained the recommended changes to the FMO Bylaws. The Bylaws were passed by the Assembly, and both documents have been published on the FMO.org website.

The results of the election were presented and all elected were sworn in by our FMO Legal Attorney Jeremy Anderson. See the Board of Directors page on the FMO website for a review of the 2024-25 slate of officers.

Our theme for this edition is our Legislative Efforts and Advocacy. As you know, we have two bills submitted: one in the House of Representatives, (HB613 sponsored by District 47 Representative Paula Stark) and one in the Florida Senate (SB1140 sponsored by District 12 Senator Colleen Burton). I know we've put out Watchdogs asking for your help in getting these bills through their respective committees in Tallahassee. If you're one of those who contacted your Senators and Representatives, THANK YOU!!! Getting these bills to the point they are as of the writing of this article (please refer to the Capitol Beat article), we need "People Power" help, so thank you for what you've done so far and please stay tuned for the next Watchdog that will provide information on who we need to contact next.

Finally, we're looking to tap into some of your talents! One of our priorities is the website. We need a webmaster to oversee ongoing changes in an effort to increase the functions of and make the website as user friendly as possible. The webmaster would be part of the Communications Committee.

We have many goals in the five-year Strategic Plan, and we need your talents to accomplish them. Please see the list of committees on page __ and figure out where your talent and skills from your working life could be used. We know you came to Florida to retire, but we hope you'll lend some of your professional skills, your hobby skills, and your good ideas to help us move FMO forward.

We want to hear from you. Tell us what's on your mind. Reach out to any park reps, district presidents, board member or email members@fmo.org. Tell us what's on your mind.

Spring is right around the corner! Cheers!

Rick Hollenbach, FMO President

CAPITOL BEAT

Your News from Tallahassee

By FMO Legislative Counsel, Nancy Black Stewart



We Are Right in the Middle of Regular Session!

Greetings all,

At this writing, (2/2/24), we are ending the fourth week of the nine-week Regular Session. An on-time adjournment will be March 8.

Before you read the report below, you need to know how much I appreciate all of you who have engaged in the process this year and reached out to Senators and Representatives about SB 1140 and HB 613! It is also important that you know that both Senator Colleen Burton (parts of Polk) and Representative Paula Stark (parts of Orange & Osceola) have worked their bills hard! They have been very involved and appreciate your support.

There are many steps in the process of moving a bill out of committee. The staff analyst does the research on the bill to present to committee members so I make sure the analyst in both the House and Senate are familiar with the content. Prior to each meeting, each committee member received a personal letter from Rick Hollenbach (FMO President) and Norma Woodall (FMO Vice President) asking for a “yes” vote and that is helpful also...that is what legislators tell me when I do my vote counting.

In the Senate the Regulated Industries Committee passed SB 1140 with an amendment which now makes it: CS/SB 1140. This is a link to the bill as amended: <https://www.flsenate.gov/Session/Bill/2024/1140/BillText/c1/PDF>

It was also referred to Senate Judiciary and Senate Rules Committees but the rewrite of the bill got caught up in Senate Bill Drafting. When Judiciary was preparing its final Committee agenda the Committee did not have our bill in its possession, so it could not be included. Senator Yarborough (Judiciary Chair) was pleased to know the bill was non-controversial as he worked with us on legislation when he was in the House. I believe he would have assisted us, but the Senate Rules

don't allow that.

Senator Burton requested that her bill be re-referred rather than die in Judiciary. The Senate bill is now in Fiscal Policy. I will guide you to next steps with a Watchdog if one is necessary.

Senator Burton said, “We have made progress in the Senate and thanks to those of you who have engaged with committee members. We are working on next steps and follow-through!”

In the House HB 613 was placed on the final agenda of the House Regulatory Reform & Economic Development Subcommittee with a special thanks to Chair Sirois and Commerce Chair Bob Rommel. HB 613 was amended to line up with the Senate language so CS/SB 1140 and CS/HB 613 will be identical. <https://www.flsenate.gov/Session/Bill/2024/613/BillText/c1/PDF>

Representative Stark said, “A big thanks to all FMO members who have contacted legislators. It really does make a difference. We will keep working on the bill for a great outcome!”

At this writing, we are scrambling to remove the reference to the next House Subcommittee because it will not meet again. Again, I will guide you as to next steps through a Watchdog.

There are a couple other issues and bills on the radar screen and we will keep you in the loop!

Probably the most important thing I can report is that your activities have been noticed. At the conclusion of the House Subcommittee presentation, the Democrat Ranking Member, Joe Casello, told Representative Stark that he was glad to finally vote on her bill so he could clear his emails inasmuch as he had received more than 1,100 emails to support the bill!! Wow, that is huge and I surely do appreciate all of you! That is what we call FMO PEOPLE POWER!!

IN THE NEXT ISSUE OF FMO MAGAZINE...

Doubtless, volunteers and volunteerism are the catalysts for operating our membership organizations. Without them, there would be no Bingo; the Thanksgiving turkeys won't be roasting themselves; we would not be extending a helping hand to the neighbor who just got home from a hospital stay. And so on and so on.

The forthcoming issue of FMO Magazine will be a genuflection to the dedicated volunteers – the “movers and shakers” – who make things happen. Read testimonials from HOAs; Read volunteers’ perspectives; and see what HOAs are doing to enrich the volunteer experience and express gratitude.

Join us as we celebrate our volunteers. Send your articles, photos, stories, testimonials, rants and raves about any volunteer persons or efforts at your community. Send them to fmomagazine@gmail.com. Submission deadline March 28, 2024.



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FLORIDA ANCHOR AND BARRIER

LEGAL EASE

By Jeremy Anderson



ANDERSON | GIVENS | FREDERICKS

— Attorneys & Counselors At Law —



Questions and Answers

Q: What types of insurance can/should an Association carry?

A: • Directors and officers (D&O) liability insurance is insurance coverage intended to protect individuals from personal losses if they are sued as a result of serving as a Director or an Officer. While Directors and Officers are broadly protected from liability under the Florida corporate law while serving as a Director, the reality is most Chapter 723, FS, HOAs do not have the financial wherewithal to properly defend against actions against Directors and Officers. D&O insurance can also cover the legal fees and other costs the organization may incur as a result of such a suit.

• General Liability insurance covers the Association against claims made by third parties for bodily injury and property damage that occurs in the course of its operations, such as meetings and events. The Association should speak to its agent if events include alcoholic beverages to determine if additional policy coverage is needed.

• Crime Policy insurance covers most fidelity threats, including losses from Director/Officer dishonesty, credit or bank card or check forgery, theft, some computer fraud, and disappearance or destruction of property.

• There are a number of other policies available. Your Association should speak to an insurance agent to discuss specific needs.

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**Q: Our park owner and manager are not addressing standing water within our park. They are also refusing to remove a partially demolished home owned by the park. We are concerned that the standing water is starting to breed mosquitoes, and we are now seeing rats in the partially demolished home. What can we do?**

A: Section 513.012, FS, provides the state and local health departments jurisdiction over mobile home parks as it relates to sanitation, control of communicable diseases, illnesses, and hazards to health among humans and from animals to humans, and permitting and operational matters in order to protect the general health and well-being of the residents of and visitors to the state.

It is likely that the two (2) conditions you cite are in violation of Rule 64E-15.008 Insect and Rodent Control, which in pertinent part requires parks to be:

- well-drained, free from standing water, and maintained to inhibit the breeding of mosquitoes; and
- kept free of refuse, debris, garbage, waste paper, and rubble, which may provide harborage for rodents.

I suggest contacting your local department of health and cite to the above rule when reporting the alleged violations.

~~~

Q: Our new park manager is imposing a whole new set of stringent rules, including some that can result in fines. Is this permitted?

A: Rules governing use within the park can be adopted provided they are properly noticed (90 days in advance) under Section 723.037, FS. Rules that are unreasonable can be challenged in the same manner as lot rent increases (e.g., negotiating committee meetings with the park owner, mediation, and litigation).

Also, note that Section 723.035(2), FS, provides that “no rule or regulation shall provide for the payment of any fee, fine, assessment, or charge, except as otherwise provided in the prospectus . . .” Thus, you would also need to look to the prospectus to determine if the fines would be permitted.

.....LEGAL Continued on page 7

Q. We believe that our park owner has overcharged all homeowners for ad valorem taxes for the last 3 years. The park owner pre-paid the taxes and received a discount. However, the park owner never passed this discount on to the homeowners.

A: It appears that the homeowners in your community are entitled to reimbursement for the amounts overpaid. Park Owners cannot make money on the taxes passed on to the homeowners. Section 723.031(5)(c), FS, clearly states that “[a] mobile home park owner is prohibited from charging or collecting from the mobile home owners any sum for ad valorem taxes or non-ad valorem tax charges in an amount in excess of the sums remitted by the park owner to the tax collector.”

Your Association should make a demand to the park owner outlining the amounts overcharged and demand reimbursement. If reimbursement is not forthcoming, the Association would have standing to file suit on behalf of the homeowners, including for the recovery of attorneys’ fees and costs.

~~~

*Q. Since many of our Board members are snow birds, we use email to communicate amongst ourselves between meetings. We are getting push back from a member who is asserting we are breaking the law. Is this true?*

A: Section 723.078(2)(c)3., FS explicitly permits email communications by Board members. In this day and age, email communication between Board meetings is a must. However, the use of email to communicate between Board meetings shall not include the casting of votes on Association matters.

If the Board must vote on a matter coming before the Board, a duly called meeting open to the membership must be called. As a practice tip, many boards avoid having to vote on matters between meetings by planning ahead through the adoption of one or more resolutions delegating certain decision-making or expenditure authority to one or more Directors or Officers.

## FMO Needs Your Time And Talent!

FMO is 100% powered by volunteers.

Volunteers help bring to life FMO goals and missions.

Volunteers are the cogs in the wheel.

We need your help. There’s no special training required, all you need is a desire to be part of Florida’s oldest and largest mobile and manufactured home advocacy group. Most committees meet monthly but have a huge impact on our operations.

**Featured Committees**  
Membership Committee  
Contact Don Stanton  
  
Website Subcommittee  
Contact Cynthia Carter-Lee



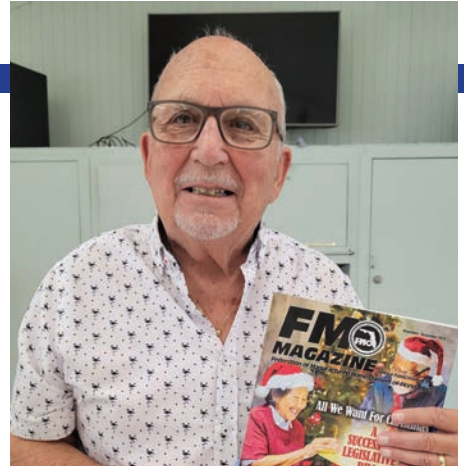
# Happenings in the Districts

## District 4

### *Meet Tony Cinimo!*

Tony has been an FMO member for over 30 years. He's 88 years old and still going strong. Tony lives in Tropical Isle, Ft. Pierce. He has served in almost HOA position and is currently the President of the Board of Directors of the organization that manages their onsite water system.

*Thank you for your dedication to FMO Tony!*



## Congratulations to the new HOA Board of Directors for Maplewood Village, Coco Beach



*Pictured left to right are Dawn Smith, Secretary; JC LeCompte, Board Member; Audrey Lochiatto, Board Member; Penn Lardner, President; Terry Packard, Treasurer; Gary Shiels, Board Member; and Ron Kostin, Vice President.*

## District 3



## Sunlake Estates honored Veterans FMO members on Veterans Day.

*Pictured from left to right: Edward Dwyer USAF, Richard Lerch, US Army, and Larry Marshall US Army.*

*Thank you for your service gentlemen!*

.....DISTRICT HAPPENINGS Continued on page 9



## District 3 Continued

*Former State FMO President Larry North wrote  
“the number one subject that the members don’t want to read about  
or listen to is anything pertaining to membership.”*

District 3 officers are NOT reading about or listening to the membership topic, we are ACTIVELY promoting membership! During a recent discussion District 3 officers Jo-Ann Joslyn, Secretary, Vicki Holton, treasurer, George Fuller, assistant, Jim Mull, Advisor and former section director, and President John Petrella decided to utilize the information the State Board offers. We decided to use some money in the treasury and our own individual donations to have 6,000 folders printed for Park Reps to distribute in their parks. The Reps agreed. Numbers per Park Rep were determined from the monthly report. Visualize a legal sized sheet of paper folded in half. The front is a DEAR FRIENDS AND NEIGHBORS let-

ter signed by the Rep, giving a synopsis of FMO, inside WHAT WOULD HAPPEN IF WE DIDN’T HAVE FMO & FLORIDA STATUE 723, the third side WHY JOIN, and an FMO MEMBERSHIP APPLICATION on the back.

At the regular meeting January 18,2024, we distributed 5,438 folders.

Will 5,438 people join? Of course not! However, any new members are ones FMO did not have. The State FMO gives us the tools to promote FMO and it’s up to us to use them.

*Jo-Ann Joslyn, FMO District 3 Secretary*

## District 11



*Pictured left to right are Mike Frisbey, Park representative for Forest Lake Estates, Susie Slater District 11 President and Denis Denomme, District 11 Vice President*

January 27, 2024 – On Monday, January 15, 2024, FMO’s District 11 gathered for a District Meeting and elections at Forest Lake Estates in Zephyrhills.

Nominated by the nominating committee was Susan Slater, current president, and Park Rep for Hillside MHP in Zephyrhills, for the District President’s position. Denis Denomme, current Park Rep for Forest Lakes in Zephyrhills, was nominated for the District Vice President’s position, and Carole (Cookie) Marz, current Park Rep for Colony Cove in New Port Richey and current Secretary for District 11, was nominated for the Secretary’s position. There was no opposition to the three

positions, therefore, by default all three were appointed for the next two years.

With approximately 150 people attending the District Meeting, it was a tremendous success! Residents of Forest Lake Estates got answers to many of their questions and concerns and were informed of their rights, laws, home owners’ insurance issues, and more.

The three nominated officers spoke about their reasons for joining FMO and the many benefits of being a member.

Bonnie Darling, Section A Director, was present and spoke about FMO, benefits, current legislature and answered the residents’ questions with a Q & A session at the end of the meeting.

Will Palmer, Professional Insurance Agent, a preferred FMO provider, attended the meeting and informed the residents how the laws of insurance affect us as mobile homeowners. He is knowledgeable about FMO and combines the two subjects when he speaks. It is always informative and fun to enter his raffles and win prizes.

A \$25 gift card from Publix was raffled off at the end of the meeting, which left attendees in great spirits. Much was accomplished at this meeting and more members joined the FMO. It was a great accomplishment for FMO to see people want to join immediately and support our lifestyle. These district meetings always seem to clear the air and give people purpose for living the lifestyles they do by learning to support the FMO.

# FMO Legislative Priorities

The FMO Political Action Committee (PAC) provides leadership and direction in setting the organization's legislative priorities. These priorities are based on member input and feedback. We want to hear from you as the priorities for the next legislative session are now being set. Using this form as a guide, please submit your top three legislative priorities. Please note, there are some issues that are standing, for example, rent control or rent stabilization; these items remain a priority for FMO, we are working diligently to find avenues to address the rising cost of land rent.

For issues relating to DPBR, it is **IMPERATIVE** that you include detailed information (documentation if possible) on the issue. Legislators always ask for examples of the issues homeowners are experiencing. Please help us be able to provide detailed examples.

**If you are interested in joining the PAC Committee, please contact Darlene Whitkanack, darlene155@aol.com.**

**Name:** \_\_\_\_\_

**Community/Park Name:** \_\_\_\_\_

**Contact information:** \_\_\_\_\_

**Legislative priorities:** \_\_\_\_\_

**a)** \_\_\_\_\_

**b)** \_\_\_\_\_

**c)** \_\_\_\_\_

**Additional information or details:** \_\_\_\_\_



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# Why Advocacy Is So Important

Whether it be promoting greater road safety in your local community or the protection of women's rights, advocacy plays a significant role in having the voices of citizens heard by individuals in power.

Through advocacy, individuals can foster a sense of community and solidarity to promote their cause to the wider public.

Here are a few reasons why advocacy is important and how it holds an impact on all aspects of life.

## **Advocacy enables people to be heard**

Advocacy allows individuals to have their voices heard in the public sphere, attracting attention from politicians, the media, and high-profile individuals around the world. By advocating for a cause, individuals can spotlight their perspective to the wider community and act as a catalyst for change. Without advocacy many voices would remain silenced. If we did not have advocates, we would miss out on critical support for many important issues.

## **Advocacy supports the protection of human rights**

Issues that are advocated for are often based on protecting the rights of humans. Through advocacy, communities at large will have a greater awareness of their rights and societal entitlements and the infringement of rights marginalized groups in society face today. The promotion of the rights of women, education, and safety are all issues that pertain to the protection of human rights and are often discussed and negotiated in the societal sphere.

## **Advocacy influences laws and policies**

Similar to having the voices of individuals heard in the public sphere, advocacy can directly influence decisions in public policy. As communities advocate for a certain cause or issue, politicians and law makers alike will become increasingly aware of such issues and may consider including the perspectives of advocates into formal law or policy. This is crucial for social change and holding perpetrators to account.

## **Advocacy enables people to better understand each other**

Depending on the success and outreach of advocacy efforts, major celebrities, famous entrepreneurs, and philanthropists may be influenced by the promotion of a certain cause in society. Such outreach will enable influential individuals to make a public statement on such issues and may help to change the status quo of society and enact greater and meaningful change. Moreover, members in the community will be exposed to certain issues and topics, which is the first step to a better mutual understanding.

## **Advocacy promotes problem solving and participation**

All advocacy efforts require communities and groups to collectively work together and solve problems. From organizing logistics of advocacy efforts to organizing public protests, communities will need coordination skills to ensure the smooth facilitation of advocacy efforts. Participation and participatory decision-making are crucial

for advocacy work.

Advocacy highlights available resources and services. Although advocacy works to fight for the rights of marginalized individuals and groups in society, a positive externality of advocacy is the discovery of resources and services that may be available to assist advocacy efforts. Whether it be additional financial resources to further fund advocacy initiatives or governmental services that can assist marginalized groups, greater advocacy can allow people to utilize resources and services that were previously thought unattainable.

## **Advocacy educates the greater community**

Nelson Mandela was quoted saying that "education is the most powerful weapon which you can use to change the world", and this can be directly applied to the importance of advocacy in society. Oftentimes, people are unaware of the injustices and grievances groups face around the world and advocacy efforts can help shed light and educate the greater public on such issues. Advocacy is a learning process and can help equip people with the skills they need to defend and claim their rights.

## **Advocacy fosters respect for a cause**

Advocacy is important because not only does it help make the world a better place, but it also fosters respect for issues that concern the world today. Fostering respect and solidarity are integral for advocacy efforts to move forward and enables individuals, groups, and people in power alike to find common ground and solve problems in a civil manner.

## **Advocacy makes people feel stronger**

Oftentimes, individuals may be afraid or feel a lack of motivation when trying to advocate for issues that hold great personal intent because they are alone. A strong support network can help people get back their drive and trigger momentum. Advocacy efforts thrive when implemented in a group context, as people are strengthened by the presence and will of other people.

## **Advocacy helps volunteer and non-profit organizations to thrive**

Non-profit and volunteer organizations, like FMO, are often founded upon a central goal or mission that works to make the world a better place. Advocacy for certain causes will help non-profit organizations strive towards such goals and will garner greater attention from the public eye, which will help US to make a change in the world through OUR ambitions, hopes and dreams for the future.

.....**ADVOCACY Continued on page 12**

# Legislative Advocacy and Relationships Start “At Home”

Your Representatives and Senators will return to their district offices (in your communities) in March. This is the perfect opportunity for you to create a connection with your legislator. Two of the most successful ways to connect with your legislator is to invite them to speak at an FMO district meeting or an HOA meeting or schedule a time to visit them in their office. Plan your call or visit ahead of time. When preparing to visit your legislator, make an appointment. Keep to the point and discuss the many challenges with this lifestyle in Florida. Organizing your thoughts ahead of time and making notes to help you stay on track can be very helpful. Prepare a one-page fact sheet concerning your issue to give to your legislator. This

will help him or her better retain what you present.

It was a visit to a Senator’s office by FMO members that persuaded her to be the sponsor of one of our most recent bills.

Included in your outreach should be your officials elected to local office. There are many issues that are addressed on the local level. Use the same methods and courtesies described above when interacting with your local officials. Stay abreast of scheduled public meetings. Many of these meetings present an opportunity for the public to attend and speak. Create a group from your community or district to represent our interest.

## Key elements to advocacy

**Know the facts:** be knowledgeable all of the facts – issues, the opposition, and different opinions – about peer support. **Be clear and concise:** The advocacy message should be clear, concise, and direct to the point, and avoid jargon and acronyms.

The FMO legislative counsel sends out Watchdogs with detailed information on FMO supported or opposed bills. Please read the watchdogs and stay abreast of the status of the legislation.

## Advocacy Toolkit

Here are tools that will be helpful in your advocacy strategy -

### Communication:

- Sample invitation to speak letter
- Sample letter to write to lawmakers in support or opposition of a bill
- Sample letter to committee/s that FMO will vote on FMO proposed legislation

**Please make copies of these examples and share them with your neighbors, put in your community newsletters, post on your social media page and place on community bulletin boards. These letters are also on fmo.org.**

### Tips on:

- Phone calls to a legislator
- Sending email communication to a legislator
- Writing a legislator

### Useful links:

Find your representative:

<https://www.myfloridahouse.gov/>

Sign up to track FMO supported or opposed legislation:  
<https://www.myfloridahouse.gov/Sections/MyHouse/login.aspx>

.....**ADVOCACY Continued on page 13**

## Sample "Invitation to Speak" Letter

This is a sample letter. Communication should be tweaked to reflect the current legislative landscape, FMO's legislative priorities or local concerns your community may have. Please insert information specific to your meeting in the shaded areas.

Representative or Senator \_\_\_\_\_,

I am \_\_\_\_\_. I am a member of The Federation of Manufactured Homeowners (FMO). FMO is the oldest and largest mobile and manufactured homeowner advocacy group. I am writing to invite you to attend our (insert details about your meeting, is it an HOA meeting, district meeting?) as a guest speaker on If date has been set (insert here). (If no date has been set, use verbiage like this) We realize how busy you must be, and we are happy to schedule our meeting at a time/date that you are available.

Our 55+ community is comprised of insert number mobile homes.

The 2021\ 2022 State Legislative team extended the mobile home tie down program for 10 years as part of the new budget. You may and should take a victory lap for yourself and your colleagues showing concern for the safety and welfare of mobile home owners. If you can attend, you will be addressing a large group of politically savvy seniors from all walks of life. Many are on fixed incomes and are terrified that inflation is dangerously eroding their life savings. Astronomical rent increases and the rising cost of homeowners insurance are threatening their lifestyles and driving them out of their homes. The unequal bargaining position between mobile/manufactured home owners and wealthy park owners has never been more dramatic and worrisome. Most would welcome any comforting comments you may have and would like to hear your ideas on current or future legislation to protect us from being left behind by current economic trends.

I look forward to a reply at your earliest convenience

Respectfully submitted,

Print Name \_\_\_\_\_ Sign Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email \_\_\_\_\_

## Sample letter to write your Legislator or State Representative asking for support or opposition to a proposed bill

The Honorable (First name)(Last name) \_\_\_\_\_

Address \_\_\_\_\_

City, State (Zip Code) \_\_\_\_\_

RE: Bill Number

Dear (Representative/Senator/Congressman or Congresswoman) (Last name):

My name is (your first and last name) and I reside in your district. I am writing in support of (insert bill number)

(State why you support or oppose the bill or other issue here. Choose up to three of the strongest points that support your position and state them clearly.)

(Include a personal story. Tell your representative why the issue is important to you and how it affects you, your family member and your community.)

I appreciate your help and ask that you please send me a response letting me know if you can (support/oppose) this Bill.

Sincerely,

SIGN YOUR NAME \_\_\_\_\_

Print your name \_\_\_\_\_

Street address, City, State, Zip code \_\_\_\_\_

.....ADVOCACY Continued on page 14

# Tips on writing a letter to a legislator

Use the proper salutation, for example:

The Honorable (first name) (last name)

Address

City, State, Zip code

Dear (Assembly Member / Senator) (last name),

Be courteous and informative in your communication.

State the purpose of the letter in the opening sentence and if you are referring to a bill, include the bill number, author, and topic.

If you live in the elected official's district, be sure to say this in the opening paragraph as well.

Focus on the message and key points. Personalize the letter by including examples of how the legislation might impact on you and your family. Keep the letter brief – not more than one page.

Restate your request at the end of the letter, for example urging them to support or oppose the bill. Thank the legislator for his or her support and offer to address any questions that he or she might have. Be sure to include your contact information and sign the letter.

## Phone calls to a legislator

State your name and address and identify yourself as the legislator's constituent. You will often be speaking with a secretary or aide. Briefly make known your position as they keep track of the issues that people call about to report to the legislator.

Have your thoughts organized in advance, which will help you to keep the call brief and to the point. It is also very helpful to share how the issue affects you personally. Thank them for their support.

## Sending e-mail communication to a legislator

The same guidelines apply to e-mail as to written letters. Before sending an e-mail, you might want to call the legislator's office and ask if a letter sent by e-mail is effective. If you do send an e-mail, send it to the representative. Do not copy other representatives or send a mass e-mail. Make it a brief message with no

special layouts or graphics. Do not include attachments. Include your full name and address so it is clear that you are a constituent, and ask for a response. You might also want to send a hard copy of your e-mail to the legislator.

## Calling or Visiting Your Legislator

Plan your call or visit ahead of time. When preparing to visit your legislator, make an appointment. Call or write to schedule the meeting as soon as you know when you are going to be at the Capitol. This way you can be sure you will be able to meet with your legislator.

thoughts ahead of time and making notes to help you stay on track can be very helpful.

Prepare a one-page fact sheet concerning your issue to give to your legislator. This will help him or her better retain what you present.

Keep to the point and discuss only one issue. Organizing your

### SAMPLE PETITION

**TO:** Targeted group (senators, committee, etc.)

**FROM:** Concerned Manufactured Home Owners

**DATE:** List current legislative year

**Community:** \_\_\_\_\_

**Bill Number:** \_\_\_\_\_

**County:** \_\_\_\_\_

Statement of why you are asking for support or opposition of the bill. FOR EXAMPLE: The bill improves the opportunity to mediate a dispute between homeowners and the park owner. In current law, mediation may be requested relating to whether a lot rent increase is unreasonable, whether a change in services or utilities is unreasonable, or whether a change in the rules and regulations is unreasonable. The Division has frequently been unresponsive to the request for mediation. The bill creates an alternative to Division involvement in that it permits the parties to a dispute to agree to select a mediator without petitioning the Division for mediation.

PLEASE HELP US BALANCE THE BARGAINING POSITION BETWEEN MOBILE/MANUFACTURED HOMEOWNERS AND LANDOWNERS

| Name (Print) | Address | City/Zip Code | Signature |
|--------------|---------|---------------|-----------|
| 1. _____     | _____   | _____         | _____     |
| 2. _____     | _____   | _____         | _____     |
| 3. _____     | _____   | _____         | _____     |
| 4. _____     | _____   | _____         | _____     |

Include as many lines as possible allowing enough space for the petitioner's information to be legible.

# IMPORTANT CHANGE TO FLORIDA'S VOTE BY MAIL LAWS

IF YOU WOULD LIKE TO VOTE BY MAIL IN THIS YEAR'S MUNICIPAL ELECTIONS OR IN THE 2024 GENERAL ELECTION, YOU MUST SUBMIT A NEW VOTE-BY-MAIL REQUEST.

Florida's voting laws now require voters who wish to request a vote-by-mail ballot to do so after every election cycle. The new law requires that every voter who requested a vote-by-mail ballot before November 8, 2022 must do so again if they wish to receive their mail ballots for 2023 municipal elections, primaries and the 2024 general election.



In order to apply for vote-by-mail before Florida's statutory 12-day deadline ahead of upcoming election periods, make sure to go to your county's web page listed below.

If you need assistance with obtaining a Florida ID or driver's license, contact VoteRiders at 1-866-ID-2-VOTE / 1-866-432-8683.

## State Housing Initiatives Partnership (SHIP)

Does your county include mobile and manufactured homes in their SHIP program?

An effort supported by FMO ensured that mobile and manufactured homes were eligible for SHIP funds

Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low and moderate income families.

SHIP funds are distributed on an entitlement basis to all 67 counties and 55 Community Development Block Grant entitlement cities in Florida. The minimum allocation is \$350,000. In order to participate, local governments must establish a local housing assistance program by ordinance; develop a local housing assistance plan and housing incentive strategy; amend land development regulations or establish local policies to implement the incentive strategies; form partnerships and combine resources in order to reduce housing costs; and ensure that rent or mortgage payments within the targeted areas do not exceed 30 percent of the area median income limits, unless authorized by the mortgage lender.

SHIP dollars may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling. SHIP funds may be used to assist units that meet the standards of chapter 553.

Per the SHIP program procedures manual:

### Eligible Housing:

SHIP Funds assist only housing meeting the standards of Chapter 553, Florida Statutes. SHIP funds may also be used to assist mobile homes or manufactured housing constructed after June of 1994 and are limited to expending 20% of the overall allocation on this activity.

Contact your local SHIP office to find out if they have added mobile and manufactured homes to the list of eligible homes. If not, organize an effort to work with your local government to have them added. To find your local ship office, visit <https://www.floridahousing.org/programs/special-programs/ship---state-housing-initiatives-partnership-program/local-government-information>



# FMO Membership

*Don Stanton, Membership Committee Chairperson*

I am Don Stanton, BOD Director at Large and the Chairperson of the Membership Committee. For me membership means being a part of a group of people with whom you share the same ideals collectively. Being a member of FMO means adding your voice and support to the oldest and largest group in Florida advocating for the rights of mobile and manufactured homeowners.

Our current membership is less than 10,000. I believe that, together, we can increase that number to a minimum of 12,000 in 2024. How can this be done? If each member shares the history and successes of FMO and why they are a member of FMO, with their two closest neighbors and encourages them to join FMO, we will reach our goal. Stress to them that numbers matter, the more members we have, the louder our voices are and the greater our presence in Tallahassee is.

As with any organization, there is strength in numbers. We need your voice. Membership in FMO is one of the best investments you can make as a homeowner. For less than .10 cents/day, you will be investing in this chosen lifestyle and the protection of your rights as a homeowner.

FMO is powered 100% by volunteers. This group of committed volunteers work tirelessly to ensure your rights are protected. The membership committee is looking for volunteers. If you have membership ideas you would like to suggest, if you enjoy working towards a goal or if you have a couple of hours a month to spare, please consider joining the committee.

Purchase a 3-year membership for \$75.00 between March 1st and April 15th and automatically be entered into a drawing for a \$150 gift card.

Joining is easy, contact a representative in your area for an application or log onto [www.fmo.org](http://www.fmo.org) to join.



## JOIN OR RENEW

**A 3 YEAR FMO MEMBERSHIP\* BETWEEN MARCH 1 AND APRIL 15TH AND YOU'RE AUTOMATICALLY ENTERED IN A DRAWING FOR A \$150 GIFT CARD**

Join or renew at [www.fmo.org](http://www.fmo.org)



**\$ 150**

**Drawing will be held at 07:00 pm on April 22, on Zoom. The winner will be notified by email. FMO board members are not eligible to win.**

\*for renewing memberships: an initial 3 year membership is not required.





# FMO Membership Application



SAVE A STAMP! You can join on the FMO Website - [www.fmo.org](http://www.fmo.org)

- One Year FMO Membership for \$30 (US Funds)
- Three-Year FMO Membership for \$75 - Best Value (US Fund)
- \*New Application
- \*Renewing Application

SCAN THE QR CODE TO COMPLETE THE APPLICATION ONLINE



**Note: Fields with \* are required PLEASE PRINT LEGIBLY**

Date: \_\_\_\_\_

\*Name: \_\_\_\_\_

Co-Member: \_\_\_\_\_

\*Florida Address: \_\_\_\_\_

\*City, Zip: \_\_\_\_\_

\*Email Address: \_\_\_\_\_

\*Phone: (    ) \_\_\_\_\_  
                                          Home Phone     Cell Phone

\*Opt-In for Text Messaging Updates:  Yes  No

\*Deliver FMO Magazine by:  Email  Mail

\*Would you like to make a donation to FMO?  YES  NO

Amount Enclosed: \$ \_\_\_\_\_

| DISTRICT      | COUNTY                                         | SECTION |
|---------------|------------------------------------------------|---------|
| District 1    | Polk                                           | E       |
| District 2    | Pinellas                                       | A       |
| District 3    | Lake                                           | F       |
| District 4    | Indian River, St. Lucie, Okeechobee and Martin | G       |
| District 5    | Manatee                                        | B       |
| District 6    | Desoto, Hardee, Highland, and Glades           | E       |
| District 7    | Charlotte, Lee, Collier, and Hendry            | B       |
| District 8    | Sarasota                                       | B       |
| District 9    | Brevard                                        | G       |
| District 10   | Hillsborough                                   | A       |
| District 11   | Pasco                                          | A       |
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| District 12-A | Palm Beach                                     | D       |
| District 13   | Marion                                         | F       |
| District 14   | Volusia and Flagler                            | C       |
| District 15   | Bradford, Clay, Nassau, Duval, and St. Johns   | H       |
| District 16   | Seminole, Orange, and Osceola                  | C       |
| District 17   | Citrus, Hernando and Sumter                    | A       |

**To pay with credit card:**

MasterCard  Visa  Discover  AMEX

**Total amount to be charged: \$** \_\_\_\_\_

Card # \_\_\_\_\_

C V V on back \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Park Name: \_\_\_\_\_

County: \_\_\_\_\_

District Number: \_\_\_\_\_

Section Letter: \_\_\_\_\_

## PLEASE NOTE

Your membership cards can be printed online at [www.fmo.org](http://www.fmo.org) after signing into your member record.

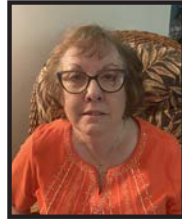
Please contact your **District President** or your **Section Director** for questions regarding HOA-related inquiries.

FMO Headquarters  
 222 S. Westmonte Dr, Ste 111, Altamonte Springs, FL 32714  
 Email: [members@fmo.org](mailto:members@fmo.org) | Phone: 321 214-4300

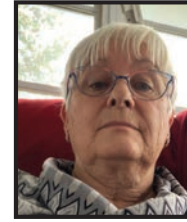
# FMO BOARD OF DIRECTORS



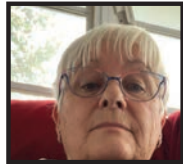
**Rick Hollenbach**  
PRESIDENT  
715-441-6330  
rick.hollenbach@att.net



**Norma Woodall**  
VICE PRESIDENT  
732-259-3955  
ngwoodall@gmail.com



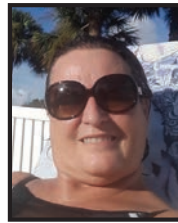
**Bonnie Darling**  
TREASURER  
727-290-9618  
bonbondarling@gmail.com



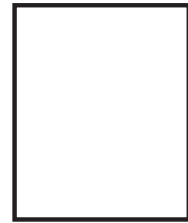
**Bonnie Darling**  
Section A, Districts 2, 10, 11 & 17  
Canadian cell: 705-878-2887  
(available 12 months of the year)  
U S cell: 727-290-9618 (available  
November 1st to April 30th)  
bonbondarling@gmail.com



**Fred Sullivan**  
Section B, Districts 5, 7, 8  
941-925-1954  
fjsulli@aol.com



**Jody Brown**  
Section C, Districts 14, 16  
407-433-2644  
jodybrown1216@gmail.com



**POSITION OPEN**  
Section D, Districts 12, 12A

## DISTRICT PRESIDENTS

|                                                                                                                                                            |                                                                                                                              |                                                                                                                                                |                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| <p><b>DISTRICT 17</b><br/><b>President Position Open</b><br/>Citrus and Sumter Counties</p>                                                                |                                                                                                                              |                                                                                                                                                |                                                                                                                                                                |



**Jeremy Anderson**  
FMO Attorney

**PROFESSIONAL**

# FMO BOARD OF DIRECTORS



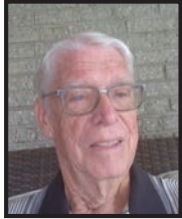
**Don Stanton**  
 Director At Large  
 352-216-3226  
 churchwithoutwalls@aol.com



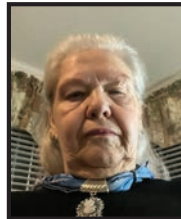
**Eric West**  
 Director At Large  
 863-845-2428  
 ericwest@hotmail.com



**Ron Thoreson**  
 Director At Large  
 919-306-1700  
 ron@ronthoreson.com



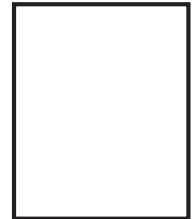
**Kevin Doane**  
 Section E Director  
 616-460-3446  
 doanek01@gmail.com



**Darlene Whitkanack**  
 Section F, Districts 3, 13  
 352-581-9726  
 darlene155@aol.com



**Cynthia Carter-Lee**  
 Section G, Districts 4, 9  
 703-598-3437  
 cynthiacarterleefmo@gmail.com



**POSITION OPEN**  
 Section H, District 15

## DISTRICT PRESIDENTS

|                                                                                                                                                                                                                                                                       |                                                                                                                                                                               |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| <p><b>DISTRICT 6</b><br/> <b>Kathie Payne, President</b><br/>                 812-305-4484<br/>                 Kathiepayne@outlook.com<br/>                 Highland County, Desoto,<br/>                 Hardee and Glade Counties</p>                              | <p><b>DISTRICT 13</b><br/> <b>Jo Anne Fieschel, President</b><br/>                 631-987-6842<br/>                 jojoerv@aol.com<br/>                 Marion County</p>   | <p><b>DISTRICT 9</b><br/> <b>Laurence Berthiaume,</b><br/>                 President<br/>                 321-676-4941<br/>                 doland319@yahoo.com<br/>                 Brevard County</p>                                                             |                                                                                                                                                                                                                                                                                                                      |

## ADVISORS



**Nancy Stewart**  
 Legislative Counsel

# GCSC Mobile Home Tie-Down Program Update

Florida Statute (F.S.) 215.559 which governs the Hurricane Loss Mitigation Program and the Mobile Home Tie-Down Program funding, awarded the project oversight to Gulf Coast State College (GCSC) effective July 1, 2022. In addition to the annual \$2,800,000 award funding, the legislative Budget Committee also awarded an additional \$7,000,000 in general appropriations, for a combined total award of \$9,800,000.

The shift from Tallahassee Community College to Gulf Coast State College impact was fairly minimal. However, Hurricane Ian affected travel, meetings, and installation services in Southwest Florida in September 2022. All counties in Hurricane Ian's path suffered widespread destruction due to wind, storm surge, and flooding. Several counties on the MHTDP waiting list had to be put on hold until damage could be assessed and parks re-evaluated post-storm cleanup. The program also approved installation on non-removable skirting type homes, which is a more time- and labor-intensive installation method.

The 2022-23 Annual Report submitted to Division of Emergency Management on September 2023 had a total of \$2,692,691.82 expended. As such, the college requested a No Cost Extension (NCE) to continue award use through June 2024 and was approved. Starting July 2023, Gulf Coast State College contracted with three vendors to assist in reducing the waitlist and expedite the use of remaining funds.

As of February 1, 2024, \$6,313,842 of the 2022-23 NCE funding has been expended, or 64.4% of the \$9.8 million initially awarded. We are on target to completely utilize the 2022-23 NCE award and have begun encumbering the 2023-24 grant award as well.

Since the shift to Gulf Coast Community College, the program has served 43 parks and 239 individual applications for a combined total of 1,888 homes that have received tie-down improvements.

Our three vendors are still serving 28 parks that remain on their assignment lists. On our pending parks waiting list there are roughly 50 parks evaluated as eligible and pending vendor assignment, with another 30 parks pending program eligibility evaluation. Additional park evaluations and vendor installation assignments will be held until the 2024-25 grant year begins after July 2024, once we evaluate available funding and whether any currently assigned parks may carry forward.

The complete MHTDP 2022-23 Annual Report is included in the FL DEM Hurricane Loss Mitigation Program (HLMP) Annual Report. All HLMP annual reports through 2017 can be found at <https://www.floridadisaster.org/dem/mitigation/hurricane-loss-mitigation-program/>.

Please refer any questions relating to the Mobile Home Tie-Down Program to:

*Jennifer Shaw*  
 Program Manager, MHTDP  
 Gulf Coast State College  
[tiedownprogram@gulfcoast.edu](mailto:tiedownprogram@gulfcoast.edu)  
 488-201-6882



## HOA

# BOARD CERTIFICATION TRAINING

[www.website.com](http://www.website.com)

**16** MARCH  
1:00 - 5:00 PM

**15** APRIL  
10:00 AM - 2:00 PM

**07** MAY  
1:00 - 5:00 PM

[www.fmo.org](http://www.fmo.org)

MEMBERS  
 Digital Course Materials \$30  
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NON-MEMBERS  
 Digital Course Materials \$40  
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FMO offers the most established HOA board certification training. Join us to learn first hand from industry professionals.  
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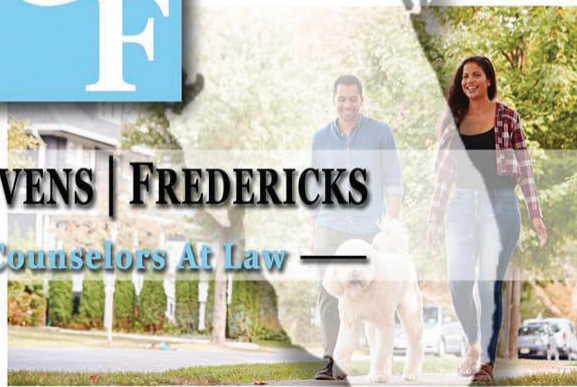
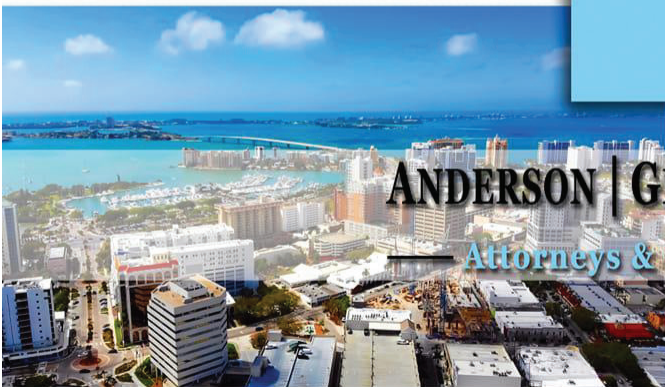
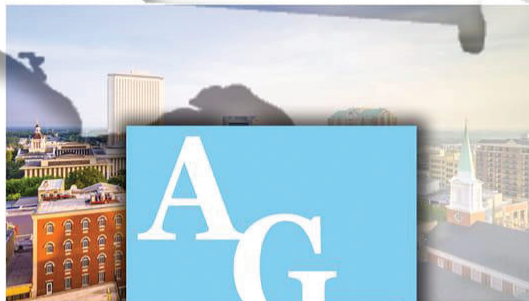


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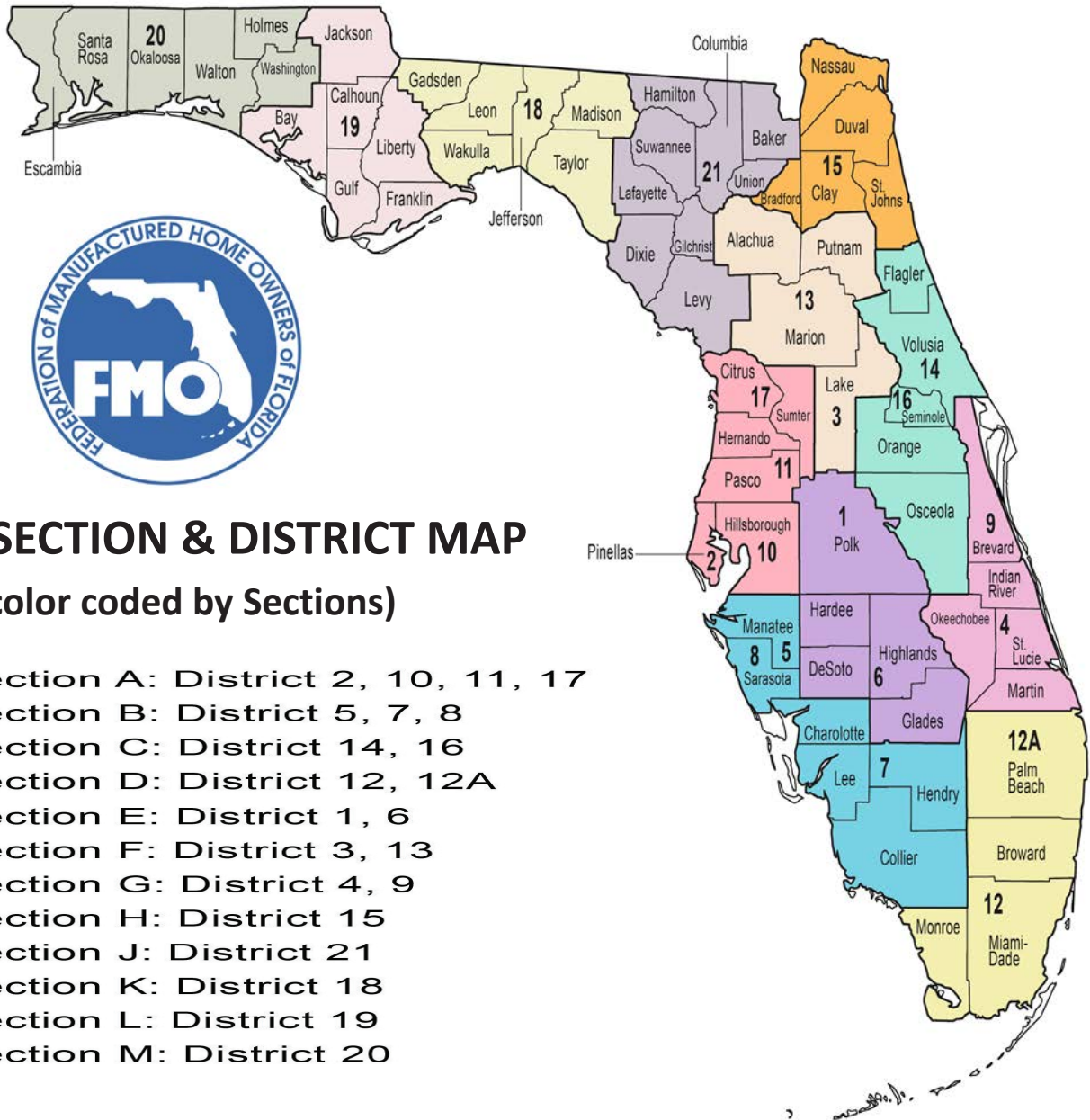
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| ANDERSON GIVENS FREDERICKS                            | www.AndersonGivens.com               | 21      |
| TRUE PLUMMERS AND AC                                  | TruePlummersandAC.com / 863-667-6364 | 21      |
| VETERAN'S MOBILE HOME SERVICES                        | 800-484-9421                         | 22      |
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