

The Grand Valley Grapevine

Official Monthly Newsletter of Grand Valley G.V.H.A.

8146 Mill Springs, New Port Richey, FL 34653

September 2020

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Brenda Brady, Park Manager 727-243-5336 Emergency Number



FROM THE EDITOR

ALL ITEMS MUST BE SUBMITTED TO CONNIE COTE NO LATER THAN THE 20TH OF EACH MONTH. NO EXCEPTIONS PLEASE. PLEASE EMAIL SUBMISSIONS OR CHANGES TO conniec11@tampabay.rr.com.

FROM THE PRESIDENT

Hello to everyone! Hope all is well, Reminder, we will be having a **General Meeting Aug 31st 6pm** at the pavilion. Please remind your relatives, friends and delivery people to slow down while in our community. As always look out for your neighbors, someday we will all need a helping hand.

Sincerely, Bruce

NEWS FLASH!

At last our offices are now open, located in the clubhouse building. Please note scheduled open times for bringing rent checks. A locked box will be added shortly for your convenience. Just a reminder that Judy & Connie are both notaries and the fee is only a smile. Activities will resume as the CDC permits.

BE SAFE!

WEAR YOUR MASK!

KEEP DISTANCE!



A FEW REMINDERS

Do not put rent checks in the mailbox at the office. It is against the law. You can mail them in, set up auto pay through your bank, or bring them into the office during business hours.

Monday—10am—3pm

Tuesday—9am—5pm

Wednesday—9am-5pm

Thursday-8:30am-4:30pm

Friday-10am-3pm

Anyone staying in your home for more than 30 days must be reported to the office and complete a background check. Please remind your guests NOT to park on your grass. Pick up after your pet.

VOLUNTEERS NEEDED

It doesn't seem possible, but we are 2 months away from our annual meeting. The current Board is looking for 6 volunteers. Our Election Committee and Nomination Committee each need a minimum of 3 people. The Nomination Committee will work to get residents to run for the 2021 Board of Directors. The Election Committee oversees the election. If you will be able to help, please inform a current Board member.

Welcome

Stella & Ed Wisowaty
8146 Stony Bridge \\
773/501-3547 Stella

LIBRARY

IF YOU HAVE ANY BOOKS FROM OUR LIBRARY PLEASE HOLD THEM OR GIVE THEM TO THE PASCO COUNTY LIBRARY UNTIL OUR LIBRARY HAS BEEN RESTORED. WE WILL NOT BE ACCEPTING ANY BOOKS, GAMES OR PUZZLES UNTIL OUR LIBRARY HAS BEEN REBUILT. THANK YOU FOR YOUR HELP.

BARBARA STIERLE, LIBRARIAN



Sympathy card was sent to Kevin Vines at the passing of his brother.

NEW DIRECTORY CORRECTIONS

Please make the following changes to your directory.

Spencer 813/240-4032

Pavlica, Pati

Donnie Fisher 717/683-2828

Udzik 716/480-9512

Ernie & Cissy Warren 727/847-7640

If you have a correction, please call Connie Cote at 727/741-5853.

I am sorry to let you know that Dolores Newberg, formerly of Gettysburg Dr. passed away August 9th.

NO FEEDING WILDLIFE

According to the National Wildlife Association **IT IS AGAINST THE LAW TO FEED WILDLIFE OF ANY KIND. YOU COULD BE ARRESTED.** Many animals die because humans feed them food not for their systems. If you stop feeding them, they will go elsewhere and find the food they should eat.

ANNIVERSARIES

9/9/62`	Tom & Judy Helfrich
9/17/76	Bob & Patti Pickles
9/18/76	Gene & Dottie Brooks
9/19	Rick & Rita Young
9/21/96	Roger & Karen Huff
9/25/99	Dan & Darlene Drake
9/27/85	Ken & Patti Leighton

LADIES LUNCHEON

CANCELLED DUE TO CDC RESTRICTIONS



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Don't forget to save your can tabs. Give them to **Al Krueger** at 8045 Monitor Dr. or leave them with Judy in the office.

FMO NEWS

Please see pages 3 & 4 for the latest information.



WATCHDOG



Guarding manufactured/mobile home owner rights

July 28, 2020

HOA EMERGENCY POWERS/BYLAWS

A number of HOA's have asked about what to do about conducting meetings, operations Annual meetings and elections. Although we have not heard otherwise, we suspect our Clubhouses will remain restricted use or closed. After consulting with our Attorney FMO offers the following suggestions.

Chapter 723, F.S., has no meaningful statutory references that help resolve the problems facing the Chapter 723 HOAs. However, our FMO Membership consists of mainly members of not-for-profit corporations pursuant to Chapters 617. Chapter 723 is of little help (See Section 723.078(2)(c)1, 4, F.S.), but we can look to Chapter 617 for guidance.

It is our Attorney's opinion that we can rely on the "Not-for-Profit" laws, in Section 617.0207, F.S., (Emergency Bylaws) and Section 617.0303, F.S., (Emergency Powers) to allow Chapter 723 HOAs to operate their Association. We should note that "For Profit" HOAs can rely on Sections 607.0206 and 607.0207, F.S., which have almost exactly the same language as Chapter 617, F.S.

This would be accomplished by amending the By-laws of the HOA to include the stated provisions of Section 617, plus specific solutions to these problems. In this regard, we are advising our members that their Boards may wish to consider declaring an "emergency" and then the Board would, under its Emergency Powers, adopt By-laws that would initiate a "stand in place" for the remainder of 2020 and 2021. Simply stated, annual elections, Open Meetings, and large gatherings would be postponed for a year. The effect would be that the same Board, its officers, and committees, would continue in place until the end of 2021. Vacancies that might occur during this period would be filled by the Board.

Regarding the Division acting on this situation, we are not optimistic.

617.0207 Emergency bylaws.—

(1) Unless the articles of incorporation provide otherwise, the board of directors of a corporation may adopt bylaws to be effective only in an emergency defined in subsection (5). The emergency bylaws may make all provisions necessary for managing the corporation during an emergency, including:

- (a) Procedures for calling a meeting of the board of directors;
- (b) Quorum requirements for the meeting; and
- (c) Designation of additional or substitute directors.

(2) The board of directors, either before or during any such emergency, may provide, and from time to time modify, lines of succession if during such emergency any or all officers or agents of the corporation are for any reason rendered incapable of discharging their duties.

(3) All provisions of the regular bylaws consistent with the emergency bylaws remain effective during the emergency. The emergency bylaws are not effective after the emergency ends.

- (4) Corporate action taken in good faith in accordance with the emergency bylaws:

July 28,2020 cont'd



WATCHDOG

Guarding manufactured/mobile home owner rights

- (a) Binds the corporation; and
- (b) May not be used to impose liability on a corporate director, officer, employee, or agent.
- (5) An emergency exists for purposes of this section if a quorum of the corporation's directors cannot readily be assembled because of some catastrophic event.

617.0303 Emergency powers.—

- (2) During an emergency defined in subsection (5), unless emergency bylaws provide otherwise:
 - (a) Notice of a meeting of the board of directors need be given only to those directors whom it is practicable to reach and may be given in any practicable manner, including by publication and radio;
 - (b) One or more officers of the corporation present at a meeting of the board of directors may be deemed to be directors for the meeting, in order of rank and within the same rank in order of seniority, as necessary to achieve a quorum; and
 - (c) The director or directors in attendance at a meeting, or any greater number affixed by the emergency bylaws, constitute a quorum.
- (3) Corporate action taken in good faith during an emergency under this section to further the ordinary affairs of the corporation:
 - (a) Binds the corporation; and
 - (b) May not be used to impose liability on a corporate director, officer, employee, or agent.
- (4) An officer, director, or employee acting in accordance with any emergency bylaws is only liable for willful misconduct.
- (5) An emergency exists for purposes of this section if a quorum of the corporation's directors cannot readily be assembled because of some catastrophic event.
- (6) To the extent not inconsistent with any emergency bylaws so adopted, the bylaws of the corporation shall remain in effect during any emergency, and upon termination of the emergency, the emergency bylaws will cease to be operative.

SEPTEMBER ELEVENTH

We shall never forget that grave day,
Nor the lives which were taken away.

So closely we stood, so much to bear,
September Eleventh stays so clear,

Forever changed, our will must endure,
Keeping freedom strong within our shore.

The bridge of time holds so much to view,
Some visions hold heartache, all too true.

Those faced with great loss, so understand
The ultimate cost of our free land.

God help each one as they meet each day,
Your prayers could send your love their way.

Remember the brave who march for all,
Completely committed to meet each call.

As each year passes before our eyes,
Our way must sustain, no compromise.

Emotions do make us what we are,
September Eleventh - Stays Never Far.












Roger J. Robicheau

NOTICE

Someone will be contacting you to confirm telephone number (s), address and email address. This will enable us to make sure you are informed of any events or announcements.



- 1 Connie Cote
- 4 Diane DeRose
- 5 Jim Craig
- 6 Jeff Cole
- 7 Kim Vines
- 8 David Goers
- 9 Roger Robicheau
- 11 Ruth Bousquet (101)
- 12 Nancy Fabbrini
- 12 Angelo Petrone
- 12 Joe Williams
- 12 Jack Wincey
- 13 Marty Meehan
- 16 Pati Pavlica
- 16 Mark Robinson
- 17 Betty Pickerill
- 18 Marge Prestianni
- 19 Donna Parker
- 19 Dave Quade
- 21 Pat Robinson
- 26 Barbara Hirsch
- 29 Dee Corbin
- 29 Georgia Ruecker
- 29 Joan Shingler
- 30 Phil Cote
- 30 Georgia Mazanet

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	SEPTEMBER	2020				
		1	2	3	4	5
6	7	8	9	10	11	12
	 TRASH		 The possibilities are endless.	 TRASH		
13	14	1	16	17	1	19
	 TRASH		 The possibilities are endless.	 TRASH		
20	21	22	23	24	25	26
	 TRASH Board Meeting 7pm		 The possibilities are endless.	 TRASH		
27	28	29	20			
	 TRASH		 The possibilities are endless.			



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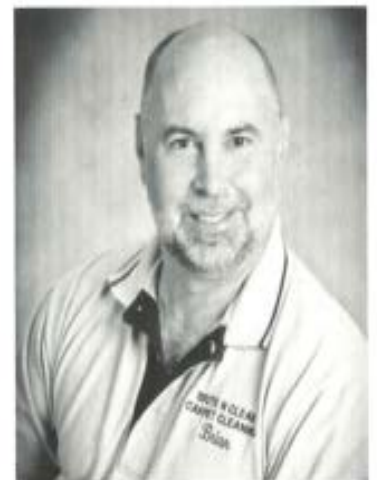
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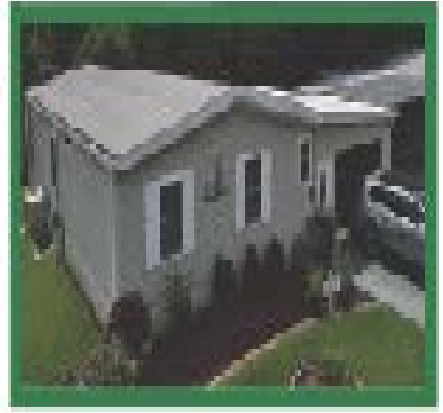
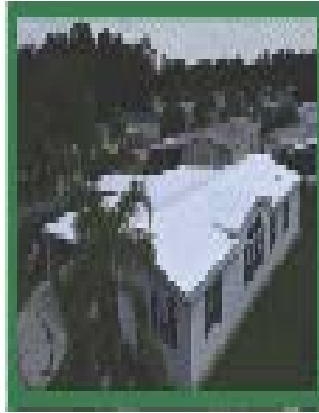
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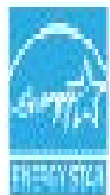


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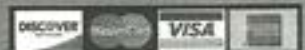
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