



May - June 2021

FMO Magazine

The Official Publication of the Federation of Manufactured Home Owners of Florida, Inc.

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FMO Magazine

Official publication of the Federation
of Manufactured Home Owners of Florida, Inc.

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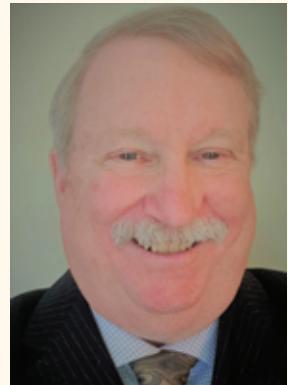
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Message from the President...

***Tom Bertz
FMO President***



Snowbirds are heading back north. Daytime weather is heating up; wind and rainstorms on the horizon along with the start of the hurricane season. Welcome to June in Florida!

I would like to take a moment to thank our Vice President, Barry Hirshfield for his many years of service to your organization. Barry's service at the local, district and state level has been exemplary, and we will miss his cheery presence at all our FMO functions. He and his wife are moving out of state and, while continuing as an Associate Member, he is no longer eligible for Board service. Thanks, Barry!

And while I am saying goodbye, I would like to highlight the passing of another friend and fellow Board member. Terry Frazee, one of our Directors-at-Large, passed away suddenly in late March. Terry represented the boards, and members, of District 01 in Polk County. I had the distinct privilege of meeting and working with Terry during my years on the Minnesota School Boards Association



FMO OFFICE is closed.

FMO Magazine

Board of Directors and was surprised to meet up with him again at a FMO District Meeting a few years ago. You shall be missed, my friend.

Finally, I would be remiss if I did not acknowledge the problems that many of you are having while trying to access our new Membership System and Web Site.

We continue to experience a number of access issues along with data entry and validity concerns. While we have been able to identify and resolve the problem areas, it has left a terrible impression for many of our members.

I apologize for the problems you have experienced and want you to know that we continue to work diligently to resolve them.

Tom Bertz, FMO President

Please Note: Membership Renewals

FMO May Renewals are being mailed out late.

If you have already paid to renew your membership coming due in May, please disregard the notice.

June renewals will be mailed out same time as May.

Thank you and if you have any questions please contact me.

Beth Pankow, FMO Membership Manager

CAPITOL BEAT

Your News from Tallahassee

By FMO Legislative Counsel
Nancy Black Stewart



WHAT A WILD RIDE!!

Since the beginning of January there are been many twists and turns to complete the 2021 Regular Session on time. Honestly, in December I was concerned that so many Legislators and Staff would become sick with COVID-19 causing activity to pause/delay/cancel forward motion to require an extended or Special Session. You'll be reminded that the Florida Constitution requires that a state budget must be passed prior to the end of the fiscal year, June 30.

Both the House and Senate created very restrictive guidelines and regulations and I am happy to report that the Regular Session will end on time on April 30. The Capitol building has remained closed to the public for all this time, but the regulations were necessary and they were enforced in both Chambers. Work and advocacy was accomplished through different means and remotely. It was weird and difficult and yet it all worked out without any major sickness outbreaks!

A big THANK YOU, once again, for your efforts in outreach to Legislators to support the continuation of the Mobile Home Tie-Down Program. The good news is that the Program will be authorized to continue through June 30, 2022, due to language in the budget (SB 2500) conference report, in conjunction with language in the bill to implement next year's budget (SB 2502). The bad news is that the Program was not continued for another 10 years as we had planned.

Your calls and emails helped Senator Ed Hooper, (Clearwater), pass SB 168 through three Senate Committees and out of the Senate with all "YES" votes. Your calls and emails assisted Representative Kaylee Tuck, (Lake Placid), in passing HB 423 out of the first two House Committees with unanimous support from members. Even though the House Appropriations Chair had objections to the Program, he was persuaded to assist homeowners over the next year. So, we live to fight another day!!

At this writing there are still bills pending that will/may affect your checkbooks. Motor vehicle insurance bills may repeal the requirement for no-fault personal injury protection...but it will be replaced by mandatory bodily injury protection. Home insurance

bills attempt to stabilize the market and industry with restrictions and limitations however there is no language to require rate roll-backs. And, don't forget that we will start paying sales tax on purchases through online platforms.

On a positive note for your checkbooks, there will be a sales tax exemption for several items necessary for independent living for non-commercial home or personal use, including: a bed transfer handle selling for \$60 or less; a bed rail selling for \$110 or less; a grab bar selling for \$100 or less; a shower seat selling for \$100 or less.

There will be a sales tax holiday on disaster preparedness supplies from May 28 through June 6.

Items include: a portable self-powered light source selling for \$40 or less; a portable self-powered radio, two-way radio, or weather-band radio selling for \$50 or less; a tarpaulin or other flexible waterproof sheeting selling for \$100 or less; an item normally sold as, or generally advertised as, a ground anchor system or tie-down kit selling for \$100 or less; a gas or diesel fuel tank selling for \$50 or less; a package of AA-cell, AAA-cell, C-cell, D-cell, 6-volt, or 9-volt batteries, excluding automobile and boat batteries, selling for \$50 or less; a nonelectric food storage cooler selling for \$60 or less; a portable generator used to provide light or communications or preserve food in the event of a power outage selling for \$1,000 or less; reusable ice selling for \$20 or less; and, a portable power bank selling for \$60 or less.

New this year will be a sales tax holiday on purchases between July 1-July 7 for certain admissions to music events, sporting events, cultural events, specified performances, movies, museums, state parks, and fitness facilities, boating and water activity supplies, camping supplies, fishing supplies, general outdoor supplies, and sports equipment. And, again this year, there will be a back-to-school holiday July 31 through August 9. Each of these which will be discussed in the July/August FMO News.

I'm ready for the end of Session. Everybody at the Capitol or involved in the process needs a break!

News from the Field

DISTRICTS 11 AND 17 REPORT

Despite Covid restrictions, some parks have found ways to stay in compliance by still conducting meetings and activities on a limited basis. I have been invited in to speak to residents at various parks over the past few months. It is a fact that residents stand ready to be informed and eager to have that personal contact.

Our focus has been centered largely around recruitment of new members. However, I have recently realized that many in our membership have failed to renew. With that realization comes the reality of the lack of FMO Park Representatives. Without that source of support, we lack the interaction of FMO and park residents. The responsibility of a Park Rep. is simply to keep the residents informed and promote membership to FMO. Along with those two areas, we also try to maintain what we have through the renewal process. Our new data base is now up and running. It gives a Park Rep the capability to pull up and view active FMO members and separately, those whose membership has expired. If your park has a FMO Park Representative you can still be a Co-Rep or Alternate. When applied correctly, this form of representation is the backbone of our Organization.

As of this report period, Tie-Down Legislation is still

alive but will not be completed until final negotiations are conducted between the Senate and House Bill. You will learn more by reading Nancy Stewart's article in this issue.

I would like to thank those who have contacted me in recent months and for those who have volunteered their time. It was a pleasure to visit Parkwood Limited in Wildwood recently. My wife and I were treated to lunch by the HOA Board recently, followed by a great crowd of residents who met to welcome me as a FMO Board member. I am open to meet with residents in your park whenever I am invited to do so.

In addition, to the need of Park Representatives, we still need a District President for District 11. Your District President for District 17 is Lynn Heneks. You may contact her by calling 352-586-2637 or email lynnheneksfmo17@gmail.com

Other leadership positions in your Districts and in FMO are also available.

*Jesse James, Section IX Director
727-271-9565
jessejamesfmo@hotmail.com*

How to Get Your Prospectuses

*In order to determine the number of prospectuses in the park.
You may determine this in several ways:*

*** Visit the Department's portal and use the following steps:**

Go to <https://www.myfloridalicense.com/Default.asp>.

Click on Search for a license, permit or registration.

Under Licensee Search, select a search type and click on Search.

To search by:

Park name, choose Search Organizations Only and enter first few words of park name.

For Board, choose Mobile Homes. For License Type, choose Mobile Home Project.

For Special Qualification, choose Prospectus Park.

Click on Search.

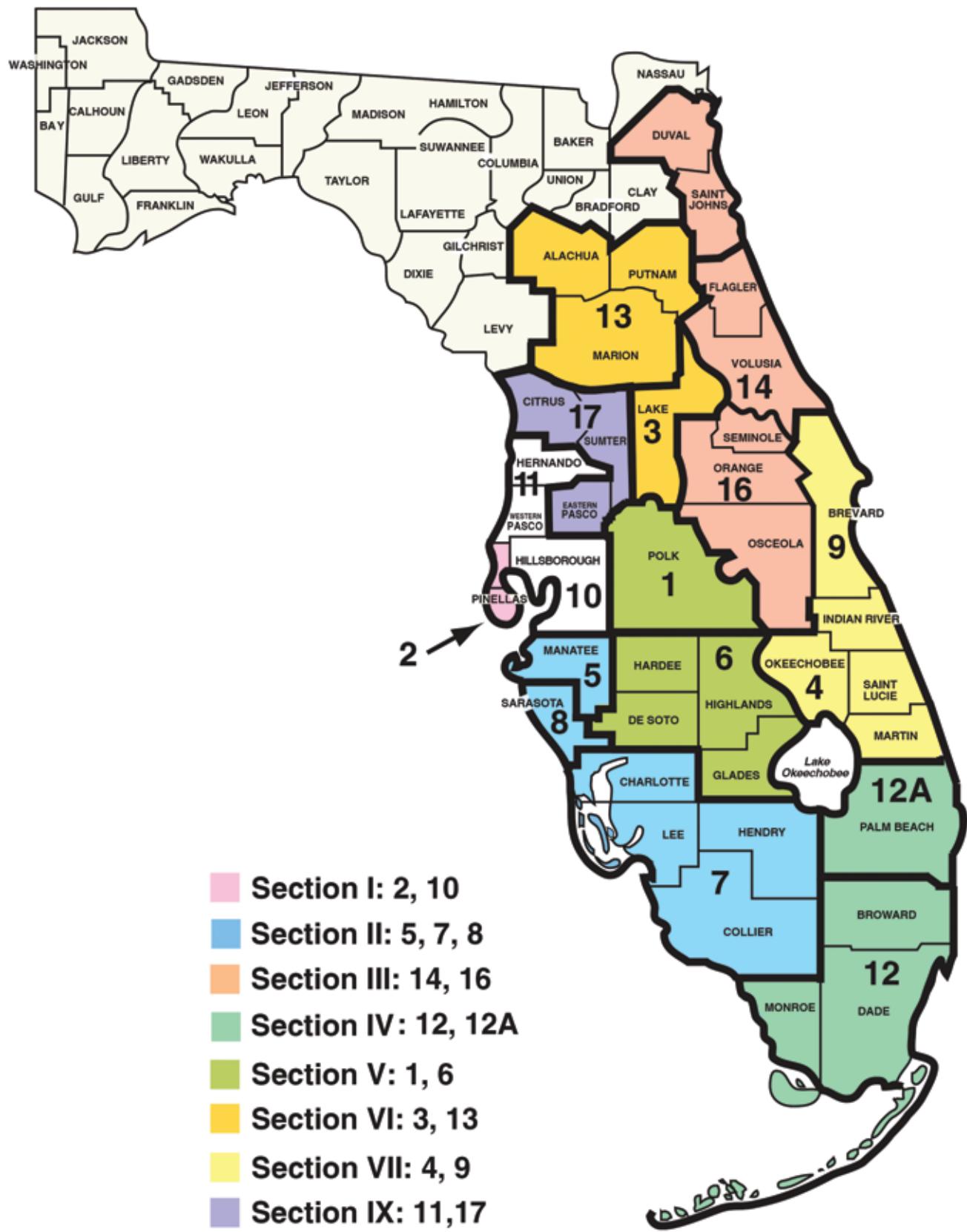
Under Search Results, click on the underlined, blue name of the park that appears.

Under Licensee Details, at the bottom of the screen, you will see the prospectus information.

FMO CONTACTS

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SECTION I - Districts 2 & 10 Bonnie Darling (727) 290-9618 bonbondarling@gmail.com	DISTRICT 2 - Pinellas John Hisiro - President (724) 809-9344 jhisiro.twinpalms@yahoo.com	DISTRICT 10 - Hillsborough POSITION OPEN
SECTION II - Districts 5, 7, 8 Fred Sullivan (941) 925-1954 fjsulli@aol.com	DISTRICT 5 - Manatee Joan Bartlett - President (941) 739-3989 jembstar@yahoo.com	DISTRICT 7 - Charlotte, Lee, Collier, Hendry John A. Potito - Exec.V-President (239) 437-8735 johnpotito@gmail.com
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SECTION V - Districts 1 & 6 David W. Carr (863) 816-6925 dwcar@rogers.com	DISTRICT 1 - Polk Howard Korn - President (863) 370-9992 howard.korn@sbcglobal.net	DISTRICT 6 - DeSoto, Glades, Hardee, Highlands Norma Woodall - President (732) 259-3955 ngwoodall@gmail.com
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SECTION VII - Districts 4 & 9 POSITION OPEN	DISTRICT 4 - Indian River, St Lucie, Okeechobee, Martin Russell S. Watson - President (860) 910-8259 rsw_52@att.net	DISTRICT 9 - Brevard POSITION OPEN
SECTION IX - Districts 11 & 17 Jesse James (727) 271-9565 jessejamesfmo@hotmail.com	DISTRICT 11 - Pasco (W of US 41), Hernando POSITION OPEN	DISTRICT 17 - Pasco (E of US41), Sumter, Citrus Lynn Heneks - President (352) 586-2637 lynnheneksfmo17@gmail.com

FMO District Map



LEGAL EASE

By Robert B. Burandt

LIABILITY INSURANCE

Q: Can you please tell me if park owners can require us to have the coverage in order to use the clubhouse and can they demand a certain amount of liability insurance coverage to be held by the HOA? We have 361 homes and it is not a requirement to join the HOA. I feel it is a punishment to those that are members to be required to pay a yearly premium that is not required for every resident. I would appreciate any help you can offer.

A: Florida Statutes 723.054 gives the HOA's members the absolute right to assemble in the common areas including, but not limited to, the club house. So if you're just meeting in the club house I don't believe the Park Owner can require insurance. However, looking at the practical side, if you are doing anything that might open the HOA or the individual members of the HOA to potential litigation such as dances, serving food or alcohol, or any activity where risk of injury or loss may occur, having insurance coverage is recommended. In my opinion insurance is part of the cost of doing business, so if you're conducting a money-making event at the club house I would recommend having insurance. Further, pursuant to Florida Statute all fees must be disclosed in the prospectus or offering circular by the Park Owner.

COMPENSATION FROM LOSS OF AMENITIES

Q: We have had a clubhouse shutdown for many months, which is still continuing. The HOA gets many complaints and questions from residents, asking if we are entitled to any compensation for the loss of amenities. Recently a resident asked about a temporary suspension of the 2021 lot rent increase until facilities re-open. We are interested in finding out legal information about these issues.

A: I believe this would have been a good argument for a reduced rental increase or no rent increase at all when you received your 2021 rental increase notice back in 2020. It should be brought up as a reduction in services/amenities when you receive your next rental increase notice. That said, I am not of the opinion that residents would be entitled to any compensation for the loss of amenities.

OPEN MEETINGS

Q: Our community holds a monthly management meeting with the Community Management to discuss developments, needed improvements, safety complaints, and other general business about the state of the community i.e. sidewalk repair, street repair, signs, etc. Community rules are broken, and the residents want management to enforce the rules. Common areas including restrooms are dirty and need cleaning. We as a BOD attend these meetings and think they should be open to the homeowners under the Florida meetings laws. We have been told by the community owners that only BOD members may attend; this seems like a violation of the open meetings rules in Florida.

A: I assume you are referring to the Florida Sunshine Law, which only applies to Government Agencies. However Florida statutes 723.078(4)(C)(1) states in pertinent part:

Meetings of the board of directors and meetings of its committees at which a quorum is present shall be open to all members. Notwithstanding any other provision of law, the requirements that board meetings and committee meetings be open to the members does not apply to meetings between the park owner and the board of directors or any of the board's committees, board or committee meetings held for the purpose of discussing personnel matters, or meetings between the board or committee and the association's attorney, with respect to potential or pending litigation, when the meeting is held for the purpose of seeking or rendering legal advice, and when the contents of the discussion would otherwise be governed by the attorney-client privilege.

So, if a quorum of the board is present it would appear that the meeting should be open unless it deals with personnel matters or legal matters, like the rent committee mentioned in Fla. Stat. § 723.037.



.....LEGAL Continued on page 9

LEGAL Continued from page 8.....

MEETINGS

Q: Our HOA is active in meetings and business from Oct to April. Our last meeting of the year occurred April 20th. Two BODS were present; {Secretary and Vice President}. Our Treasurer was present via phone. Illness meant that 2 of our BOD were unable to attend. Another had gone north for the end of his season. There was one motion regarding an issue of management not carrying out duties as stated in our 1986 Prospectus. We did vote to send a letter to our corporation headquarters and our local management. We did not meet from March 2020 to Feb of 2021. We have 2 brand new officers and 2 elected after a year hiatus.

A: It sounds like you have six board members - if that is correct and unless your documents state otherwise you did not have a quorum for the April 20th meeting. If you had five board members then you did have a quorum unless your documents state otherwise. If you did not have a quorum then what you voted on would not be effective, valid, or enforceable. You can conduct meetings over the internet or telephone but you must have a quorum.

BOD RESIGNATION/WHO ELECTS REPLACEMENT

Q: We had our Annual meeting February, 2021. We always have three openings for the board members whose term expire in that year. This year, we had the regular three openings, and one of the board members tendered his resignation effective January 1, 2021. Five residents turned in their applications to run for the board. However, when the board and management had the Annual meeting, they were told they could not vote for one of these five candidates to fill the spot by the resigning director because this vote was just for the annual meeting elections so the board filled the three vacancies we vote on every year. Five people turned in their applications but the Board nominated and elected someone else, without an application, who was recommended by the president to the board. (Members were not allowed to attend the meeting because of COVID so members did not vote for this person.) One of the other five candidates who submitted an application has been a snowbird in the park for more than ten years and wanted to be on the board. The one elected by the Board is a snowbird who just bought into the park last November. My question, if the members are to elect the Board

of Directors, shouldn't that fourth director have been voted on by the members since the resignation was effective before the meeting? The Directors according to our prospectus are to elect the Officers of the Board; the members are to elect the Board members.

A: Florida Statutes 723.078(6) says that a vacancy occurring on the board of directors may be filled by the affirmative vote of the majority of the remaining directors. I don't know what your Documents say so I don't have a definitive answer for you but based on the statute alone if the vacancy occurred before the annual meeting I would have advised to have the membership elect the replacement. If it occurred after the meeting clearly the Board would appoint.

DBPR FEES

Q: I received my Ninety-Day Notice of Increase in Lot Rental Amount. On it I noticed that Palm Valley is charging an Annual DBR Fee of \$4. In talking to past member of the FMO Board at Palm Valley, they have said the DBR fee was not a fee that could be passed on to the residents. I've been here 4 years. I didn't notice it last year but some residents said they were charged while others weren't. I don't know if this is true or not. I would assume that this year everyone was charged. Can the DBR Fee legally be passed on to residents?

A: The short answer to this question is I don't believe it is authorized unless it is in the lease or prospectus and hasn't already been included in the base rent. Three sections of Chapter 723 deal with this issue either directly or indirectly. First, 723.035(2) states, "[n]o rule or regulation shall provide for payment of any fee, fine, assessment, or charge except as otherwise provided in the prospectus or offering circular." Second, 723.033(3) states, "[t]he homeowner shall have no financial obligation to the park owner as a condition of occupancy in the park, except the lot rental amount. The parties may agree otherwise as to user fees which the homeowner chooses to incur." Lastly, 723.031(5)(c) states, "[a] charge may not be collected which results in payment of money for sums previously collected as part of the lot rental amount..."

SUNSHINE LAW

Q: As I understand the SUNSHINE Law, our HOA meetings are subject to those rules. We have an

.....LEGAL Continued on page 10

LEGAL Continued from page 9.....

AD-HOC committee dealing with a law suit. They want to have a private meeting, and have satisfied all our by-law requirements for a private function. Does this AD-HOC committee, that has no ties to the HOA, have to follow the SUNSHINE Law, or can they exclude non-members from the meeting.

A: The Sunshine laws here in Florida only apply to government meetings and documents. Florida Statutes 723.078 governs board and committee meetings, and says that all board of director and committee meetings where a quorum is present shall be open to all members. Notwithstanding any other provision of law, the requirement that board meetings and committee meetings be open to the members does not apply to meetings between the park owner and the board of directors or any of the board's committees, board or committee meetings held for the purpose of discussing personnel matters, or meetings between the board or a committee and the association's attorney, with respect to potential or pending litigation, when the meeting is held for the purpose of seeking or rendering legal advice and when the contents of the discussion would otherwise be governed by the attorney-client privilege. You say that this AD-HOC has no ties to the association so they wouldn't be governed by 723 and it sounds like these are confidential meetings. Without knowing more the short answer is they can exclude anyone they choose.

CORPORATE & SOCIAL BOARDS

Q: We are a resident owned community and our Social Club has been incorporated under the umbrella of the Corporate Board. There is nothing in our prospectus that says we must have the Social Club as a sub-group of the Homeowners Association. They have their own budget and create their own income through membership fees and fundraisers. The problem has arisen recently, as the Social Board Officers requested and received a credit card in their name. My question is...should the Corporate Board require or allow the Social Club to be run independently? They basically are independent and make decisions on activities, functions, etc.

A: Thank you for your question and of course we value our Resident Owned Communities as members, and thank you for your service on the Board. I am going to assume that the Board you are referring to is the Board that represents the Land Owners (commonly referred to

as a Mobile Home Subdivision pursuant to 723.0751). I assume you are a co-operative association and not a 723.078 association. Is your social club incorporated, if yes, then they should be able to act independently. Some Parks I represent want to exist under the control of the Board, whereas others are not so concerned. Since you own the clubhouse it may be optimal to have them come under the umbrella of the Subdivision. If they come under your jurisdiction then you need to set rules or guidelines for them and monitor their actions because at the end of the day you will be responsible for their actions. If independent, you might want to make sure they have insurance. As for the credit card, that would depend on who is paying the bill.

HAVE A LEGAL QUESTION?

You can submit a question for FMO's Legal Counsel's consideration in one of the following ways:

Email: diane@fmo.org | Fax: (727) 601-1585
OR Mail to: FMO Office
1101 Belcher Road, South, Suite B,
Largo, FL 33771



Burandt
Adamski &
Feichthaler PL.

Robert B. Burandt Attorney at Law

EDUCATION:
LEGAL:
Detroit College of Law
Michigan State University
Juris Doctor Degree,
May 1984

Honors and Activities:
Detroit Recorder's Court
Internship
The Honorable John Gillis,
Summer of 1982

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etroit News; and Assistant Manager, The Shiawassee Hotel
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References available upon request

FMO Membership Gift Certificate



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- Gift Certificate entitles the bearer to a One Year FMO Membership.
- Not redeemable for cash. Redemption value not to exceed \$25.00.
- Expires December 31, 2021

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Co-Member: _____

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*Florida Address: _____

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*Phone: (s) () _____

May Jun Jul Aug

*Park Name: _____

Sep Oct Nov Dec

*A: Lot Renter Owner Other _____

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Name: _____

Fill out application and return to:

FMO

P.O. Box 5300 Largo, FL 33779-5300

OR

Scan and email to: members@fmo.org

Card #: _____

EXP. Date: _____ Phone: _____

Signature: _____

You don't go out in the rain without an umbrella and you don't live in a manufactured or mobile home without belonging to the FMO. **Fighting for Your Rights Since 1962**

TO: _____

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FROM: _____

Gift Certificate

Letter To HOA Board Members

Federation of Manufactured Home Owners of Florida, Inc.
1101 Belcher Road, S., Suite B, Largo, FL 33771
Phone 727-530-7539 | www.fmo.org

Dear HOA Board Member,

Please distribute this letter to the remaining members of your Board of Directors.

The Federation of Manufactured Homeowners of Florida (FMO) extends Greetings and a Request for your assistance. In return, we will assist you in multiple ways that may also lead to the increase of the membership in your HOA.

In recent years, FMO has seen a steady decline in membership, as have many Non-Profit Organizations. Our all-volunteer organization proudly serves as a Statewide Advocacy Group representing the rights and privileges of thousands of manufactured homeowners since 1962. WE ADVOCATE FOR YOU!

FMO is structured to allow our Volunteer responsibilities to flow as follows:

- Organization decisions, Operations, and Policy is determined by a Board of Directors
- The second tier is inclusive of up to 17 District Presidents (plus District Officers) who are solely responsible for specific designated area of the State and of whom report to the Board Members.
- Finally, there are FMO Park Representatives who serve as conduits of communication with your HOA Board and residents from FMO, thereby promoting membership in FMO. Larger communities may choose to have more than one FMO Park Representative. If your park currently does not have a FMO Park Representative, we ask that you choose one either from a member of your HOA board -or- a respected resident of your Community. It is important that members of your HOA Board of Directors become FMO members as well. Many HOAs pay for the Board Member's membership dues in the FMO

FMO continuously updates and improves a series of Training and Education classes that will aid in the operation of your HOA. Currently these include:

- FMO Park Representative Webinar
- HOA Negotiating (Rent) Committee instruction.
- FMO has structured and oversees an HOA Consolidated Legal Fund. A Webinar is available explaining the full details of this program. In brief, HOAs are invited to contribute to a fund that may be used to aid member parks for litigation purposes. The funds belong 100% to participating fund members.

In addition to the above training and education, FMO conducts HOA Board Certification Classes. Florida Statute (F.S.) 723.0781 REQUIRES that Board Members of an HOA receive Certificates which are issued upon completion of a State Approved Certification Class. F.S. 723.0781 (3) states: A Director who fails to timely file the written Certification or Educational Certificate is suspended from service on the Board until he or she complies with this section".

As a Member of FMO there is access to other additional benefits inclusive of:

- FMO bi-monthly magazine (A section on FREE "Legal Ease" provides discussion of legal issues).
- FMO's HOA Informational Manual. (Provides instruction, guidance, and forms for HOA operations)
- A list of Attorneys knowledgeable with F.S. 723 (The Florida Mobile Home Act).
- Cross Country Motor Club (like "AAA" at a significantly lower price)
- A list of Mobile Home Vendors including our "Preferred Insurance Provider"
- Paid Office Staff that directs your concerns and questions to the proper source.
- Legislative Counsel who works with our Political Advocacy group and Legislators in Tallahassee.

.....LETTER Continued on page 13

LETTER Continued from page 12.....

- “TEAM DBPR” (Department of Business and Professional Regulation) that works to follow up on your filed complaints and ensures validity of responses.
- Full access to the FMO Member portion of our Website
- District Presidents and Board Members that will visit your Community upon invitation and who will speak to your residents and answer questions of concern.

Your Support Matters! Without the support of your HOA and individual membership, FMO could struggle to exist. We are your Advocacy Group as relates

to the importance of F.S. 723 and your community. Without our Advocacy on matters of F.S. 723, the attack on Manufactured/Mobile Homeowners could possibly intensify to the point that HOAs may not continue to operate in today’s traditional manner.

Please join us in our continuing dedicated Advocacy to fight, where needed, to level the playing field between you and the Park Owners and for our continuance of serving you with ongoing Legislation, Education, and Information.

*With Appreciation,
Jesse James, Membership Committee Chairman.
727-271-9565, jessejamesfmo@hotmail.com*

In Memory of Terry Wayne Frazee FMO Board Member

Terry Wayne Frazee, 81, passed away March 27, 2021 in Dundee, FL.

He was born in April 1939 to Russell and Jeanette (Knudson) Frazee. After attending and graduating from Bird Island High School in 1957, Terry obtained degrees from Gustavus Adolphus College, South Dakota State University, and Mankato State University. Terry married Kathryn Lawrence in August 1963 and was blessed with two daughters, Dawn and Shane, five grandchildren, and nine great-grandchildren.

He spent over 35 years in various school districts throughout Minnesota as a teacher, principal, and superintendent, including 17 years as a principal and superintendent within the Belgrade-Brooten-Elrosa school district.

After retiring from education in 1997, Terry was the executive secretary of the Green Lake Property Owners Association for 26 years working to protect the water quality of Green Lake in northern Minnesota.

He also became an active volunteer with the Federation of Manufactured Home Owners in Florida. During his tenure with FMO he served in various positions on the District 01 Board in Polk County.



Most recently serving as Director-at-Large to the FMO State Board.

Always the educator, he worked tirelessly to inform others about new and ongoing threats to our manufactured homeowners here in Florida. He also actively served on the FMO Education Committee helping develop curriculum for FMO training courses.

Terry is survived by his wife Kathryn, daughters Dawn (Dave) Redepenning and Shane (Gerald) Illies; grandchildren Amanda Toutges (Laura Nelson), Martin (Kayla) Engen, Alicia (Kyle) Curtis, Allison Redepenning (Derek Waldron), and Brendan (Victoria) Illies; and great-grandchildren Mason, Wyatt, Kaden, Ana, Kaleb, Levi, Rogan, Taylor, and Jaron.

FMO COMMITTEE REPORTS **COMMUNICATIONS REPORT**

We need to make sure that we have a common understanding of communications as I am writing about it for this magazine issue. Putting words on paper is an accepted method of communication but it lacks feedback and I am lacking feedback in my current volunteer position with FMO.

For me, that is hard as sometimes I need some feedback. I often need some help from FMO members. Know this: communication in my view is not a one way heated exchange on social media. But there are acceptable one-way communications via TV news; a speech from someone that is recorded and shown somewhere, somehow. Even books don't get to communicate unless a person gets a copy of that book and reads it. Even better, letting the author know your reaction.

And humans arrive ready to communicate. Babies respond to communication from others via speech sounds. The deaf find ways to understand what others are conveying. People who are mute turn to ways that allow them to listen and respond. Communications, be it wise or foolish, at its minimum requires at least two people. Babbling to your image in the mirror is not really anything other than what you hear with no one to listen.

What is the definition of communications? What other words might be suggested to convey the same message? My profession was in Communications. My under grad degree is in Mass Communications. My Masters is in Liberal Arts with a strong emphasis on communications of various types.

When the internet world opened up emails and websites and more, I asked my CEO at the time if we should get ready for that. He thought not. Within weeks we had email; a website and more.

But while there are many more types of communication since I retired the definition of communications has not changed. Communications still means the following: Communication is giving, receiving or exchanging ideas, information, signals or messages through appropriate media, enabling individuals or groups to persuade, to seek information, to give information or to express emotions. This broad definition includes body-language, skills of speaking and writing.

Here is one from another source: the act or process of communicating; fact of being communicated. the imparting or interchange of thoughts, opinions, or information by speech, writing, or signs. something imparted, interchanged, or transmitted. a document or message imparting news, views, information, etc.

And last but not least, Webster's definition. (Realize there is more than one example in this but I copied one.) Here it is: a process by which information is exchanged between individuals through a common system of symbols, signs, or behavior. Notice that all three definitions imply that one communicates in whatever method to someone or to others. Others receive the information. However, I am no longer sure that all the key communications under my appointment as Director of Communications are succeeding in communicating. Recipients need to let me know. Not every time but there are times when I ask for feedback, for help when asked, or any sign that what I send has been received, noted, and when a request is included then a response is hoped for.

Not whining. But there are a lot of issues going on in Florida's mobile-manufactured home community, the community of all parks, not just your park. Our interest naturally should start with our own park, our own home, our own family, our own circle of friends. BUT what happens in one park that turns out to be of questionable ethics or even legally can turn out to be a threat to many homeowners in F.S. 23 parks.

Thus, I am asking that those receiving any communication sent by me be acknowledged if requested. Or give a response when I ask for help, even if you can't provide the help. We have an active communications committee. I serve on three committees plus chair one. FMO strives to represent your interests as an advocate. We have a lobbyist and a lawyer. We have a board that cares and an FMO president who is an excellent leader and encourager. We have an excellent staff ready to serve. What we need are more paying members, more involved members, and for District leaders to engage with FMO in volunteering, suggesting members with abilities to serve as needed, and, encouraging their FMO Park Representatives; in being supportive and interactive.

Coming soon: a monthly update for District Presidents
.....REPORTS Continued on page 15

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under our Communications plan and my appointment as Director of Communications. Coming almost as soon: a monthly encouragement newsletter to all Park Reps. Meanwhile, watch for the various communications from the FMO office; FMO President; FMO Committee chairs.

And thank you for being an FMO member. You are needed and appreciated.

*Patricia J. Keough-Wilson,
FMO Director of Communications
& Communications Committee Chair*

POLITICAL ADVOCACY COMMITTEE

The PAC continues to meet monthly. Our agenda going forward will concentrate on Legislation for 2022. We continue to work on our SB 168 and HB 423, Tiedown Legislation. Nancy will provide an

update.

Thank all of you who have contacted the Senators and State Representatives.

FMO relies heavily on your continued membership. The strength we have in future Legislation depends upon our overall membership numbers.

The 2021 Legislative session is quickly coming to an end. We urge you to visit your Senators and House members during the summer months. I would also encourage you to get to know your local Government Officials. Many times, City Council members, County Commissioners, and Mayors have higher aspirations of moving on to State positions. The education of our local government leaders will benefit us, as manufactured homeowners, in the coming years.

The Political Advocacy Committee (PAC) will be accepting and reviewing your own ideas. We have determined the cut-off date of June 1, 2021 will give the Committee adequate time to decide how your suggestions may fit into our 2022 Legislative Agenda. Please send your proposed thoughts to me at my email address. When you write to me, include the following information:

- Name of FMO Member:
- Phone Contact Number:
- Email address:
- Name and Location of Park/Community:
- Specific change in Chapter 723:
- Explain specific problem to be solved:

Jesse James, Chairman, PAC

727-271-9565

Jessejamesfmo@hotmail.com

MEMBERSHIP COMMITTEE

Your Membership Committee continues to meet monthly. Monica Bullis of Jamaica Bay won the \$100.00 for the newest members (20) recruited in March. We continue to count down the days until the end of our promotion on Jan 1, 2022. All FMO members are qualified to enter by recruiting just

.....REPORTS Continued on page 16

REPORTS Continued from page 15.....

one new member. Monica's name will be entered 20 times for the month of March. The lucky Grand Prize winner will win a NEW Golf Cart!

We thank all those who sent names and contact information for a board member of your community. The Committee has sent almost 300 emails to HOA Board members offering assistance and asking for help in assigning park reps. we continue to collect that information.

Our new software system will now allow Park Representatives to finally access FMO membership information for your particular community. If you enter the website at www.fmo.org and cannot log in, please contact Tom Bertz at tom.bertz@gmail.com. Tom will then authorize you to access the website.

Once you enter, go to "FMO LEADERS". Click on "REPORTS". That will take you to a secure portion of the website that allows Park Reps, District Presidents, and FMO Board members to access.

You will be prompted for your sign-in information again. Once you have entered the area run your cursor over the black area to the left of the page. Click on "REPORTS/PARK". You can then enter your park name and pull up the information for your park. Membership numbers in red are the members whose membership has expired. Those are the ones we need to concentrate on.

Past members who have not renewed since 2020 and further back will be given the one-time opportunity to renew membership at half price.

FMO continues to seek ways to advocate for your rights for many years into the future. In order to do so, we need your help with your continued membership, recruiting new members, and bringing back those who have not renewed. HELP US HELP YOU.

*Jesse James, Section IX Director
Chairman, Membership Committee
727-271-9565, jessejamesfmo@hotmail.com*

STATE AGENCY CONTACT NUMBERS

Effective January 1, 2020, the jurisdiction for all county courts will increase from \$15,000.00 to \$30,000.00 and after January 1, 2023, will increase to \$50,000.00.

Historically, we have encouraged Homeowners to file actions in county Court where it is not necessary to have an attorney, but have been limited by the jurisdictional amount \$15,000.00.

The following information may be helpful to navigate the state bureaucracy to assist with consumer issues. Often there is a need to contact other state agencies besides DBPR.

Citizens Property Insurance

Customer Care888.685.1555

Consumer Services Offices

Attorney General

Consumer Protection813.287.7950

Elder Rights Abuse Prevention850.414.2180

Elder Community-Based Services850.414.2135

Elder Helpline Information & Referral.800.963.5337

Elder Housing and Transportation.....850.414.2343

Health & Sanitation:

Your County Health Department

HUD Manufacture Home Dispute Resolution Program administered by FL Bureau of Mobile

Home & RV Construction850.617.2808

Insurance Consumer Advocate850.413.2868

Mobile Home Tie-Down Program850.201.8508

Veterans' Benefits & Assistance727.319.7421

Voter Registration: Your County Elections Supervisor

** "The Florida Department of Agriculture and Consumer Services' Division of Consumer Services is the state's clearinghouse for consumer complaint, information and protection. We regulate various businesses. In addition, we protect consumers and businesses from unfair and unsafe business practices across a wide range of market sectors." [FDAC website, February 2019]

FDACS staffs these numbers: 850-410-3724 and 800-435-7352

A consumer may be referred to an appropriate agency or office.

Please refer to the website for further information:

<https://www.freshfromflorida.com/DivisionsOffices/Consumer-Services>

Club Wildwood Recruitment

Club Wildwood in District 11 held an HOA Recruitment Day event.

FMO was invited to participate. Standing left to right: Mark Lewis (FMO Park rep.), Jan Hogan (HOA President), Jesse James (Section IX Director), and Danny Margaritondo (Bunny). Sitting at the table is Diane James.



Congratulations To Our Membership Contest Winner

Congratulations to Monica Bullis!!

Monica Bullis, Park Rep for District 7 Jamaica Bay MHP is the Winner of the Membership Contest for February, March & April.

She recruited **27 new members in February, 26 in March, and 17 for the month of April.**

She will receive a \$100.00 gift card for each month she won!



“T E A M D B P R”

Well folks it is official...Team DBPR is back!! Your new team, Jim Mull and Jesse James have taken on the task of representing our members, our concerns, and our complaints by communicating and meeting directly with DBPR.

Our first sit-down meeting occurred in Tallahassee on March 22nd, 2021. Tom Bertz (FMO President), Jim Mull (Section VI Director), Nancy Stewart, (FMO Legislative Council), and I (Section IX Director) represented FMO. Madam Secretary Julia Brown, Deputy Secretary Michael Johnston, C.J. Aulett (Director, Division of Condos, Timeshares, and Mobile Homes), Chelisa Kirkland, and Toyia Herring represented DBPR.

The meeting lasted well beyond our allocated time request. The entire conversation was nonconfrontational and resulted in an open invitation to meet with DBPR whenever necessary. Both parties agreed that Florida Statute 723 is antiquated and in need of major changes.

Amelia Sheritka, Bureau Chief of the Division, has retired. Her new replacement, William Eddie, will be our direct contact when calling or corresponding. We welcome Bill to his new position.

When filing future complaints with DBPR, it is requested that you send a copy of your cover letter, the front page of the complaint, the body of the complaint, and responses you receive from DBPR. Please keep all other original attached documents.

You may send to :

Jesse James, “Team DBPR”, jessejamesfmo@hotmail.com, 727-271-9565

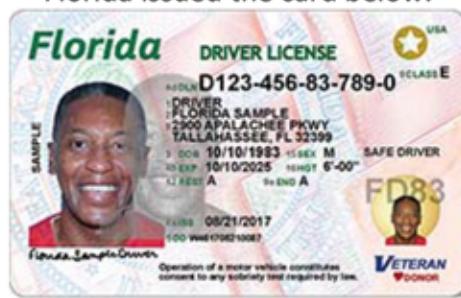
Countdown to October 1, 2021 REAL ID enforcement:

The Federal REAL ID Act became effective nationwide on May 11, 2008. Florida began issuing REAL ID compliant drivers' licenses and identification cards after January 1, 2010. These new cards have a star in the upper right corner of the card, as shown in the sample licenses below.

The card below was issued
January 01, 2010 through July 31, 2017.



Starting August 01, 2017,
Florida issued the card below.



Starting Oct. 1, 2021, you will be required to have the star on your driver's license or identification card to board a federally regulated commercial aircraft or have a valid passport.

If you have the star, there is nothing more you need to do. If you do not have the star, there are specific documents you must present the next time you renew or replace your Florida driver's license or identification card. These documents fall into three categories.

1. Primary Identification – the most common documents are:

- Valid U.S. passport, or
- Original or certified copy of your birth certificate, or
- Permanent Resident (Green) Card

NOTE: If your name has changed from the name on your primary identification document, you must also bring a government issued or certified copy of the name change document such as a marriage certificate or divorce decree.

2. Social Security – the most common documents are:

- Social Security card
- W-2
- Pay check/stub

3. Residential Address – two different documents are required and the most common are:

- Bank statement
- Utility bill or hook up order
- Deed/rental agreement

If you are a Veteran, you may bring a copy of your DD214 to receive the Veteran designation.

For a complete list of acceptable documents visit www.flhsmv.gov/Driver-Licenses-ID-Cards/What-to-Bring.

Either style card shown above or your Florida driver's license, with or without the star, is valid for driving purposes. If you do not have the star, you may want to call the Tax Collector's Office in your county of residence for information.



FMO Membership Application



Fill out the information below & return this portion along with your check to
FMO
PO Box 5300, Largo, FL
33779-5300 OR Scan
w/Credit Card info & Email
to: members@fmo.org

- SAVE A STAMP!** You can join on the 21st Century FMO Website - www.fmo.org
- One Year FMO Membership for \$25 (US Funds)
- Three Year FMO Membership for \$65 - **Best Value** (US Funds)
- Cross Country Motor Club - Please **ADD ADDITIONAL \$35.00 for 1 year (US Funds)** (Your renewal for Cross Country will be sent to you separately)

Note: Fields with * are required PLEASE PRINT LEGIBILY



Only the two individuals listed below are eligible for membership

Date: _____

Non-Florida Address (if applicable)

*Name: _____

Address: _____

Birth Date (optional): _____

City: _____

Co-Member: _____

State & Zip: _____

*Florida Address: _____

Check off which months you **DO NOT** live in Florida

*City, Zip: _____

Jan Feb Mar Apr

*Phone: (s) () _____

May Jun Jul Aug

*Park Name: _____

Sep Oct Nov Dec

*I am a: Lot Renter Owner Other _____

We are unable to mail the FMONews out of the U.S.

*Email Address: _____

It can be obtained via email or online at www.fmo.org

Secondary Email Address: _____

Deliver FMO News by: Email Mail Neither

To pay with credit card:

MasterCard Visa Discover AMEX

Card #: _____

Exp. Date: _____ Phone () _____

Signature: _____

*Number of registered Florida voters in household: _____

I am an American Veteran: YES NO

Recruiter Name: _____

Membership # _____

*****Keep this bottom portion as your receipt. Return the application portion to FMO*****

Please enclose a check payable to FMO. US Funds only. Do NOT send cash.

Cross County Members: You will receive a separate membership card from Cross Country in 4 to 6 weeks. If you need roadside assistance before you receive your Cross Country Card, please call their toll free number 800.528.2056

Questions? Call Membership at 727.530.7539 or email members@fmo.org

Thank You for joining the only organization fighting for the rights of manufactured / mobile home owners!

Date: _____ Check Number: _____ Check Amount: _____ US Funds

Check Payee: _____





FMO

(The Federation of Manufactured Homeowners of Florida, Inc.)

www.fmo.org

2021 MEMBERSHIP PROMOTION CONTEST

Your name will be entered into the contest drawing for each member you recruit (sign up 5 people and be entered 5 times)!

Monthly give a way of **\$100.00 Gift Card** for members who recruit most members for that month.

All Four winners will be featured with photo in the FMO Magazine
(Deadline: Dec. 31, 2021 Drawing to be held: Jan. 19, 2022)

Grand Prize... Golf Cart
First Prize... Cruise or \$1200. Cash
Second Prize... \$1000. Cash
Third Prize... \$500. Cash

*New Members are eligible to participate

**Contest open to all members, associate members & FMO officers

***Membership renewals are not included

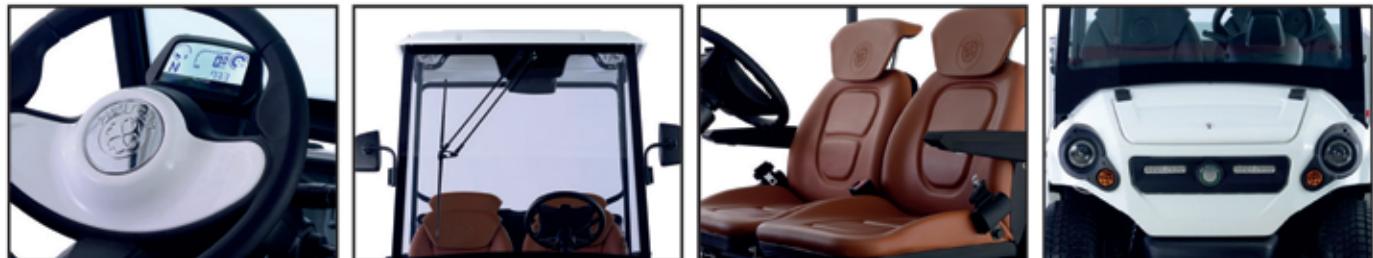
Disclaimer: Recipients of awarded prizes MAY be responsible for associated taxes exceeding the value of \$500.



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Secondary Member: _____

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City/State/Zip: _____

Phone: _____

E-mail (please print): _____

Do not send cash. Fill out coupon above and enclose a check or money order for \$35, payable to FMO.

Mark front of envelope "Cross Country Membership enclosed" and mail to:

Federation of Manufactured Home Owners of Florida, Inc.

1101 Belcher Road, South, Suite B, Largo, FL 33771

Questions? email ads@fmo.org or call (727) 530-7539

Note: Your Cross Country Motor Club Membership will be billed separately.

Please allow 4-6 weeks to receive your card from CCMC.

\$35 covers you and your spouse for 1 year.



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- ✓ Emergency Message Service
- ✓ Auto/Truck/RV Rental Discounts
- ✓ Hotel/Motel Discounts
- ✓ Spouse covered at no extra charge
- ✓ Much much more!

***To take advantage of this offer, you must be an FMO member in good standing.**

This fantastic offer is available to ALL FMO members!

COMPARE



Benefit	Cross Country	AAA	Allstate Motor Club
Emergency Road Service	Yes	Yes	Yes
Theft Reward Decal	up to \$5,000 reward	up to \$1,000 reward	up to \$5,000 reward
Emergency Message Service	will call 3 family members	not available	not available
Custom Trip Routing/Map Service	Yes	Yes	Yes
Annual Cost	*\$35	\$66/first year \$66/renewal	\$52.00

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Name	Phone	Website	Page
MOBILE HOME INSURANCE			2
COMFORT COVER SYSTEMS ROOFING	1-800-226-0955	www.comfortcover.org	15
PILOTCAR	239-243-8023/708-745-6838	pilotcarev.com	21
CROSS COUNTRY MOTOR CLUB	727-530-7539		22
FLORIDA ANCHOR & BARRIER	1-800-681-3772	floridaanchorandbarrier.com	23
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Clearwater, Fl., 33757
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PO Box 30660
Lansing, Michigan, 48909
tel: 517-323-1200, 800-288-8740

~
Western World Insurance Group
400 Parson's Pond Road
Franklin Lakes, New Jersey 07417

~
Newman Crane
PO Box 568946
Orlando, Florida, 32856
tel: 407-8593691 (local contact)

~
Harry Levine Insurance Co
2265 Lee Road, Ste. 201A
Winter Park, Fl., 32789
tel: 407-855-1000 or fax 407-855-1001



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