**Starlight Ranch Mobile Home Owners Association**

**Special Town Hall Meeting Minutes**

**August 14, 2023**

**Call to Order:**

A Special Town Hall meeting with invited elected officials was held on Monday, August 14, 2023 at the front clubhouse. President DeLong opened the meeting at 2:30 PM and thanked everyone for coming out; all present recited the Pledge of Allegiance.

President DeLong announced that the officials from the Federal, State and County levels at the table were here to assist our community in any way possible. President DeLong introduced the guest speakers; Congressman Darren Soto who represents the 9th District, State Representative Johanna Lôpez represents FL District 43 and District 3 County Commissioner Mayra Uribe.

Curt explained to residents the reason for the meeting is due to the letter sent to residents regarding rule changes, especially the mandated electronic payments. We are open to any help these representatives can give our community. Each representative spoke briefly on issues they are currently involved with regarding Orange County Residents. Speaking on how they have passed some legislative bills and are currently adapting new ones residents are passionate about.

The floor was opened for questions as the representatives wanted to hear from the residents. Congressmen Soto wanted to have everyone express themselves before he or his colleagues addressed or answered any questions or concerns. Mary asked if someone can interpret for our Spanish speaking residents.

* Multiple residents spoke about the mandated electronic payments. Residents have major concerns with this come November 1st. Will the office will stop accepting checks for rent payment. Management has slipped this in as a rule change. This is not a requirement in our Prospectious as a form of payment we signed up for when we moved in the park.
* Some residents spoke in fear on how if ELS makes mistakes and it will be a nightmare to get a refund or to have ELS fixes it.
* A resident emotionally spoke about her site disability affecting her in paying her lot rent. She would not be able to pay her rent electronically. Will there be repercussions for non-compliance?
* A resident from Hidden Valley Mobile Home Park was in attendance and asked a question; how can a lease be changed if our lease has been in effect for over 40 years. We need your help please. Officials stated they will assist us in helping from different Agencies including Elder Abuse, Tennant Services and the Office of Americans with Disability Act.
* A resident asked if there can be a percentage cap on rent increases. Ms. Lopez answered; the Orange County voters did vote to pass a cap on rent increases. But the Governor and other legislators voted against it. The bill didn’t pass.
* Multiple questions were asked regarding reduction in services in the community. (No clubhouse, no pool, gym etc.) Also asked if we could get some kind of reimbursement for said reductions.
* A resident requested to initiate a legislative bill for a cap on rent increases for seniors as to the same percentages associated with a Social Security Increase.

In response to all the residents’ concerns each official spoke on what their resolve will be moving forward.

**Congressmen Soto stated: Resident’s need to get loud and stay loud, we will assist in any way. These issues are personal.**

1. A letter to the DBPR should be sent if not already and add on the issues with the common areas (road, clubhouse, pool)
2. Any mail delivery issues are Federal. My office can help.
3. Any tree issues can be brought to the attention of your local officials. You have legal rights and can hire a lawyer.
4. Residents please sign my email signup sheet with your issue and contact information. We can also have Senator Carmen Torres District 25 to assist us.

**State Representative Lopez stated:**

1. Her office will be reaching out to the DBPR with a letter in regards to our concerns. Also reach out to the Elder Affairs office. Compile and file bills for Florida resident’s regarding any loop holes within the Mobile Home Statute laws. She will communicate with the legislative staff in Tallahassee.

**Commissioner Mayra Uribe District 3 stated: we heard a lot,**

1. Will call her contacts regarding the electronic payment concern.
2. Already spoke with Orange County Fire Dept. After their assessment of the residents’ concerns, they are satisfied they are able to reach the residents in an emergency. She will reach out again.
3. This is private property with very little that can be done in certain areas.
4. Possibilities moving forward are to reach out to Orange County Public Schools to pull how many children are registered in the community. This might be a DBPR issue.
5. Look into the low water pressure.

Curt thanked everyone for coming and encouraged them to keep the heat on and to join and support the HOA so we become a strong and knowledgeable community.

Meeting adjourned at 4:15 PM.