



**WELCOME  
TO  
HORIZON VILLAGE**

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New Resident Orientation

The Horizon Village Co-Op Board of Directors wishes you a smooth transition into our community!

On behalf of our residents and management team, we are excited to have you join our community and invite you to become familiar with the history of Horizon Village and the structure of community living.

Our goal is to provide you with information and resources to assist you in acclimating into your new home and neighborhood.



## First.....a little history!

Horizon Village Mobile Home Park was developed in 1985. It was incorporated in December of 2005 and known as Horizon Village Co-Op, Inc. who then purchased the park on January 6<sup>th</sup> of 2006.

Membership in the Corporation is limited to persons who have purchased Membership Certificates in the Corporation and will have one vote per Membership.

Residents who are not members of the Corporation are Homeowners.

There are 619 developed and leasable units.

Our community is comprised of year-round residents and part-time residents, more affectionately known as “Snowbirds”.



## Who is the Co-Op?

- Co-Op is a shortened version of Cooperative, a form of ownership with shareholders for the Horizon Village not-for-profit cooperative corporation, which was formed under Florida state law by filing articles of incorporation with the state.

## Why is there a Board of Directors?

- The Master Form Proprietary Lease, the governing document, designates a “Board of Directors” or “Board Administrators” or “Directors” is responsible for administration of the Co-Op.
- Nine directors make up the board
- All directors are residents of the Park and holders of Membership Certificates or a designated Voting Member of a Membership Certificate



## Board of Directors

- President- Stuart Cooke
- Vice President- Vicki McMahon
- Secretary- Roger Zurell
- Treasurer-Ron Tice
- Tom Bronson
- Toni Latino
- Lynn Prather
- Annie Ford
- Frank Deatsch

## Park Manager

- Jim Logan

## Assistant Manager

- Chevi Logan

## More About Horizon Village Co-Op, Inc.

- A Florida not-for-profit **corporation**
- Owns and operates Horizon Village Co-Op, Inc
- Controlled and managed by the Board of Directors
- Daily management, maintenance, and operations of the Park is the responsibility of the Manager who is contracted by the Board of Directors.
- There are nine directors who must be members of the Co-Op (shareholders) and are elected by the Co-Op membership during the annual board meeting. The term is for three-years.
- Of the nine board members, there are four officers and five directors.
- Board members are your neighbors and friends who volunteer their time to serve.
- In basic terms, according to the governing document Master Proprietary Lease and State Statutes, the board is responsible for the operation and care of the common areas, determining budgetary needs, adopting rules and regulations, acting as fiduciaries, to seek damages from Members when violating Bylaws and terms and conditions of the Proprietary Lease. Article V. 5.1 of the Bylaws gives a full description of the Directors powers and duties.
- Article V. 5.1-POWERS AND DUTIES OF THE DIRECTORS in the Bylaws states “The board of Directors shall have the powers and duties necessary for the administration of the affairs of the corporation...”

## What is Community Living?

Horizon Village is a 55+ resident owned community designed for older persons

As a community, we have Bylaws and Rules and Regulations to ensure that the Park is operated to maintain the Park's exemption under the Fair Housing Amendments of 1988 and the Housing for Older Person's Act of 1995.

## How does it differ from an ordinary residential neighborhood?

There are Rules and Regulations designed to maintain the quality of the property and ensure everyone has equal enjoyment of the common grounds without encroaching upon the rights of others.

Monthly fees are paid to the Co-Op and are used to run the day-to-day operations, as well as funds for medium and long-term needs of the community.



## Why Do We Have Rules?

Simply put, the purpose of having rules is this:

- Rules are developed to convey specific requirements of owners, tenants, and guests so that we may enjoy the Park, including its amenities and common areas, without causing harm to the Co-Op, our population or our physical assets.
- It is your responsibility for reading and following the rules and there is a process when violations occur.

## Final Thoughts...

We are delighted that you chose Horizon Village to be your home!

We have a community comprised of people from all over the country with varying backgrounds and interesting life stories who are active and volunteer in all that Horizon Village has to offer. We highly recommend that you check out the various groups and activities, as they are a conduit to form friendships and have fun!

The Board of Directors for the Co-Op are committed to keeping a well-maintained community that brings you a harmonious lifestyle to be enjoyed.

