



HITCHING POST CO-OP., INC.  
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## **BOARD OF DIRECTORS HITCHING POST COOPERATIVE INC.** **VISION STATEMENT**

We believe that successful management of the Hitching Post Cooperative Inc. is based on collaboration between the Unit Owners/Homeowners/residents and the Board. We believe that Board Members represent all the residents; therefore, active participation of residents is encouraged and welcomed.

### **Co-op Organizational Structure**

Hitching Post Mobile Home Cooperative is governed by a seven-person Board of Directors who are all Unit Owners. According to our Bylaws, a minimum of 4 Directors shall be full time residents.

Members of the Board of Directors are elected to two-year terms by the Unit Owners of the Cooperative, with 3 members elected one year, and 4 members elected the next year. The officers of the Corporation are elected by the Board in an organizational meeting held after the yearly election. The Board has implemented standing committees of residents who assist the Board in its function of policy implementation. Opportunities for resident involvement and participation in the community are encouraged and welcomed.

### **Mission Statement**

The Mission of the Hitching Post Mobile Home Cooperative Board is to provide a financially strong, safe, healthy, and pleasant place for its residents to enjoy an active, independent lifestyle in a senior cooperative environment. The Board is committed to creating a structure and environment in the Hitching Post Office where most requests that come into the office can be handled by Office Staff, following the guidelines set up by the Board of Directors.

### **Hitching Post Cooperative Inc. Board of Directors Guiding Principles:**

Integrity: Demonstrate competent responsibility for running the business of the corporation and for upholding and enforcement of the cooperative documents and compliance of Florida State and County laws and ordinances. We have a fiduciary responsibility to the Unit Owners and the Corporation. Any Board decision requires a majority of the Board's approval.

Quality: Pledge to comply with all governing entity requirements and our own governing documents; Diligence in attending to the business of the Cooperative; Prudence in making collaborative decisions that benefit the Unit Owners/residents and the Cooperative as a whole.

Respect: Value the rights, and independence of our residents.

Compassion: Promote a genuine sense of community.

Equality: Maintain a standard of equality within the park.

### **Membership: Purchase of a Co-op Share (Unit Owner)**

There are 368 units in The Hitching Post Mobile Home Park. The Cooperative has been created for the

benefit of each person in conjunction with that of fellow members. Prior to purchase, each prospective buyer must complete an application and be approved. Approval of this application sets forth the Corporation's promise to entitle the Unit Owner to occupancy of a specific unit/lot in the community and the Unit Owner's agreement to purchase his or her membership share and to comply with the Cooperative documents.

**Ownership/occupancy in the Hitching Post Cooperative, Inc. (Unit Owners, Homeowners, Tenants)**

Persons applying for ownership and/or occupancy in Hitching Post Mobile Home Cooperative must be 55 years or older and if a second resident, at least 40 years old. All must pass a criminal background, credit check and interview. The Directors are charged with ensuring that anyone who requests ownership or occupancy in this park is eligible in all respects to do so. All new residents and owners must be interviewed either in person or by phone by 3 or more Directors.

Ownership/Occupancy is open to all persons meeting the age requirements, regardless of race, color, creed, national origin, gender, marital status, familial status, religion, disability or sexual orientation as long as they meet the following qualifications.

**Required qualifications in addition to age are:**

- Good credit (minimum scores determined by Directors following good business practices.)
- No criminal background
- Is upstanding and honest
- Has demonstrated ability to get along well with others.
- No excessive alcohol or drug use.
- Is able to and desires to live in harmony with others.
- Follows the Rules/laws for the park/Government
- Respects the quiet enjoyment of others day and night

**Lease of a Cooperative Lot: (Homeowners)**

Hitching Post Cooperative, Inc. also leases units to Homeowners, who own their own mobile home, but chose to not purchase a share in the Cooperative. Homeowners must also meet the residency requirements listed above. Homeowners are not members of the Cooperative and do not vote in Cooperative elections, or attend Cooperative meetings unless invited. Home owners can attend Town Halls and may form a Homeowner association, elect a Board of Directors and have meetings.

**Board Accountability:**

Decisions made by the Directors while interviewing potential residents/buyers affect not only the Co-op Unit Owners and Home Owners, but everyone who lives in the park. Those who live in this park depend on the Directors or their designees to allow only people who qualify to be approved to live in this park. This is probably one of the most important elements that guarantees the longevity of this park. This subject should be taken very seriously. This is a big responsibility and sometimes some very hard decisions will make the decision makers very unpopular. But one must remember the obligation they have to the park and its well-being. Interviewers must be able to make the decisions that are best for the good of the Hitching Post Park.

Requiring a minimum credit score for any new applicant helps the Board determine if an applicant has the ability to afford to live here and to maintain his/her property according to the Park Rules and Regulations, including rebuilding, if needed, in an adverse event such as a water leak or wind/hurricane damage.