

**PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC,  
PSPOA**

2969 Parramore Shores Road, Tallahassee, FL 32310

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Association Web site: www.pspoa.net

**Annual Meeting**

**March 22, 2018 at 7:00 PM**

Lake Talquin Baptist Church

21335 Blountstown Highway, Tallahassee, FL, 32310

**MINUTES**

1. **Meeting Called to Order** at 7:10 pm. by President Steve Peacock.
2. **Attendance:** Board members present: Vice President Arthur Aveling introduced the Board.
  - President:** Steve Peacock
  - Vice President:** Arthur Aveling
  - Secretary:** Margaret Boeth
  - Treasurer:** Jim Pittman (excused absence – surgery)
  - Board of Directors:**
    - Rachael Mook, Ron Frydrychowski and Phil McKinnon
  - A. **Roll Call (sign-in sheet) 36 Property Owners were present or represented through proxies** as reported by Board Member Rachael Mook.
  - B. There was **verification of 8 proxies** by Rachael Mook. A quorum of 29 was needed and was attained with the 36 Property Owners.
3. The Secretary, Margaret Boeth, asked for **approval of the Minutes of the previous Annual Meeting held on March 23, 2017**. They had been sent to the members last year and can be read online at: [www.pspoa.net](http://www.pspoa.net) . ***The motion was made by Peter Jorgensen, seconded by Ron Frydrychowski and was unanimous.***
4. Margaret Boeth asked for **approval of the 2018 Agenda**. ***The motion was made by Peter Jorgensen, seconded by Ron Frydrychowski and was unanimous.***
5. President Steve Peacock announced the **Nominating Committee's slate of candidates for Election of the 2018 Board of Directors**.

Brian Armstrong	Arthur Aveling	Teresa Bailey
Margaret Boeth	Gretchen DeYoung	Ron Frydrychowski
Buster Johnson	Mike Kasper	Steve Peacock
Jim Pittman	Brad Stephens	

6. Treasurer Jim Pittman (was unable to attend and give his report due to his major surgery that day) so the Financial Report 2017 and Budget for 2018 was presented by President Steve Peacock.

**Financial Report 2017:**

Beginning Balance January 1, 2017	\$942.62
Dues collected for the year	\$18,600.00
Total Income	\$18,895.13
Outstanding Dues	0.00
Total Expenditures	\$15,459.81
Balance December 31, 2017	\$4,377.94

It was noted that the Association had been carrying a balance of \$2,258.76 of dues outstanding but it was determined that it was non-collectable and has been erased.

The road was serviced one additional time in December of 2017, but was invoiced and paid (\$1500.00) in January of 2018 and therefore was not shown on this report.

***A motion to accept the 2017 Financial Report was made by Karen Nelson, seconded by Arthur Aveling and was unanimous.***

**Proposed 2018 Budget:**

Dues	\$19,000
Construction Fee	\$500
Balance brought forward	\$4,378
Total Income:	\$23,878
Expenditures	\$20,425
Reserves/contingency	\$3,453
Legal fees	\$0
Total Expenditures	\$23,878

**Overdue Outstanding Dues for 2018 = 6 families of \$2400**

***A motion to accept the Proposed 2018 Budget was made by Corinne Jorgensen, seconded by Gretechen DeYoung and was unanimous.***

7. The report of the **Building Architectural Control Committee** was presented by Phil McKinnon. He had 2 sets of plans to review but one of the property owners has decided to withdraw their plans until a later time. Several homes were sold throughout the year.

8. The **Road Maintenance Report** was presented by Steve Peacock. The road was graded 11 times with 12 loads of concrete base installed and the roadside was mowed twice at a total cost of \$14,156.02. There was a question

concerning the speed of large trucks and the damage it does to the road. President Peacock said that phone-calls have been made to the business.

## 9. **Old Business**

A. President Peacock reported that he was following up on a **land-use issue from last year's agenda**. There was a plot of land across Hwy 20 and it was unclear as to its intended use, but it was purchased by a timber company and they have done some clearing. Brian Armstrong, a member and a real estate attorney, checked into the status and is keeping track of any changes and will report to the membership if necessary.

B. **Another Land-use issue from 2017 was unexpectedly brought up by Mr. Parker Estep**, who (for 3 years) has owned 126 acres of land from Hwy 20 almost to Frances Way and the Parramore Shores lots and homes. In addition, he owns the road, although we have the right-of-way ("The road is "gifted" to you forever." Per Mr. Estep)

His goal is to move the road to the side of his property, by Wainwright Road, and he would give part of his land for a connecting road from Wainwright across Edgewater Road to Parramore Shores that would be just as good as, or better than the one we currently have. His land is of greater value to him, when there is not a road dividing his property. He wanted to know how Parramore Shores Property Owners would feel about using Wainwright (which is paved and maintained by the county) and then Edgewater Road. There were several questions for him:

What will he do with the land? He said he owns 2 medical companies and he could manufacture medical devices, (which he said he didn't intend to do), or he said that he knew the land was approved for 52 homes, and it is zoned for agriculture (tree farm) which allows him to do almost anything. He is using some of his property near Edgewater Road for his bee-keeping hobby. He said one thing he was interested in doing was creating a "wedding venue" by building a barn and using the water access.

He asked how many people would be opposed to using Wainwright Road and some hands went up. He was asked about the legal ramifications of changing the road; that every property owner would have to give their permission for the change of right of way and legal documents (deeds) would have to be changed (which would be an added expense). At least one property owner was adamant that she wouldn't vote for it. There was much discussion. It was suggested that Mr. Estep come back to the association with a proposal of his intentions for the land-use and building and improving the connecting road. President Peacock asked Mr. Estep if he would prepare a proposal for the Board?

Brian Armstrong asked the property owners to wait and listen to Mr. Estep's future proposal of a wedding venue. Brian English echoed what Brian Armstrong had said to weigh the alternatives for the best interest of homes, property and road access.

## 10 New Business

Steve Peacock explained that the Board has been working on **revisions to Restrictive Covenants**. When the Board is finished with the review, they will send an e-mail to all the members with the suggested changes and reasons for each; they would be voted on separately. A member asked that the president explain what the changes might be, and he did. Another member suggested that there be an ad-hoc face-to-face meeting so the membership can be more involved in the decision of the changes. ***A motion was made by Pamela Aveling to have a special membership meeting to review the Board's suggested changes of the covenants so as to provide an opportunity for discussion. It was seconded by Mike Kasper and was unanimous.***

It was asked by a member if anyone can call for a membership meeting. Parramore Shores Property Owners Association --PSPOA By-Laws Article VI, Meeting of Members does not address special meetings or a process for members to call for one.

*(FL Statute 720.306 (3) Special Meetings—Special meetings must be held when called by the board of directors or, unless a different percentage is stated in the governing documents, by at least 10% of the total voting interests of the association. Business conducted at a special meeting is limited to the purposes described in the notice of the meeting.)*

Someone asked if there was a better way to communicate between neighbors. Corinne Jorgensen asked if anyone was familiar with an electronic communication program called “Nextdoor” or “Neighborhood”. The association has a partial e-mail list of members but it has been designated for official business and emergency notices and should not be used for purposes other than stated. There was a lengthy discussion with several suggestions for alternative communication systems, including using the website to post Minutes and summaries and to dispel rumors. ***A motion was made by Mike Kasper and seconded by Corinne Jorgensen (unanimously approved) to put together a committee to research different community communication systems and to put this on the next special meeting agenda).***

There will be a **Neighborhood Social** although plans have not been developed. Members will receive a notice of invitation.

11. **Election Results** of the 2018 Board were announced by Rachael Mook. The following candidates were elected:

<b>Brian Armstrong</b>	<b>Arthur Aveling</b>
<b>Margaret Boeth</b>	<b>Mike Kasper</b>
<b>Steve Peacock</b>	<b>Jim Pittman</b>
<b>Brad Stephens</b>	

12. The meeting was adjourned at 8:25 by President Steve Peacock.