

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

2905 Parramore Shores Road, Tallahassee, FL 32310

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Association Web site: www.pspoa.net

Annual Meeting

March 28, 2019 at 7:00 PM

Lake Talquin Baptist Church

21335 Blountstown Highway, Tallahassee, FL, 32310

MINUTES

1. **Meeting Called to Order** at 7:15 pm. by President Jim Pittman.
2. **Attendance:** presented by Vice President Aveling
All Board members were present
 - A. **Roll Call (sign-in sheet) 47 Property Owners were present or represented through proxies** as reported by Secretary Margaret Boeth and Rachael Mook.
 - B. There was **verification of 16 proxies. *We have 87 voting interests in the Association, of which 30% is required for a quorum of 26.1. A quorum of 26.1 was easily attained with the 47 Property Owners.***
3. **Secretary, Margaret Boeth,** asked for **approval of the Minutes of the previous Annual Meeting held on March 22, 2018.** They had been sent to the members last year and can be read online at: www.pspoa.net) . ***The motion was made by Peter Jorgensen, seconded by Gretchen DeYoung, (unanimously approved).***
4. Margaret Boeth asked for **approval of the 2019 Agenda. *The motion was made by Peter Jorgensen, seconded by Ron Frydrychowski, (unanimously approved).***
5. **President Pittman introduced the Board.**
 - President:** Jim Pittman
 - Vice President:** Arthur Aveling
 - Secretary:** Margaret Boeth
 - Treasurer:** Steve Peacock
 - Board of Directors:**
Brad Stephens, Brian Armstrong and Mike Kasper

President Pittman announced the **slate of candidates for election of the 2019 Board of Directors**. There are seven candidates and seven open positions.

Brian Armstrong	Arthur Aveling	Margaret Boeth
Corinne Jorgensen	Steve Peacock	Brad Stephens
Jim Pittman		

Since there are seven positions and candidates, **President Pittman asked the membership to vote on electing the Board members by acclamation. *Gretchen DeYoung made the motion, seconded by Peter Jorgensen, (unanimously approved). President Pittman called for the vote of acclamation and it was unanimously approved.***

6. The Road Maintenance Report was presented by Board Member Brad Stephens. In 2018, the road gradually deteriorated due to a-number-of uncontrollable and unforeseen events.

Beginning with Mr. Estep's decision, in March of 2018, to strip-cut trees and foliage on property along most of the length of Parramore Shores, it profoundly increased rainwater runoff onto a major portion of the road. October brought the onslaught of Hurricane Michael, which severely impacted our road access. In addition, the continuous traffic from hurricane debris removal and maintenance trucks, significantly degraded the surface of Parramore Shores Road. Finally, the December 2018 rainfall of approximately 14 inches of rain, the wettest on record for our area, severely washed away graded surface area, as well as existing ditches.

All these factors created a major set-back in the condition of the road. Now, a tremendous and unusual amount of roadwork is needed to bring it up to the expected and acceptable standards of our home owners.

After consulting with Jay Messer, owner of Apache Asphalt, who has worked with the Association and our road maintenance leaders over the years, we were advised that the immediate first phase repair would cost \$5,600.00. Approximately 3,000 feet of Parramore Shores Road near the first curve of the road from the entrance of Hwy 20 to one of the last curves (where ditches have been pulled, gravel applied and potholes filled) will be the focal point of the repair. In addition, there will be grading in the section

of road in front of David Scott, Randy Phillips and the Cassinelli/Bailey homes near Frances Way.

In examining the PSPOA budget and the decline in revenue, the Association does not have the money for the repairs. This is not something that can be put off and it must be addressed.

This report generated discussion with the membership and possible resolutions.

7. **Treasurer Steve Peacock** submitted the **2018 Financial Report**.

8. **Resolution: \$250.00 Annual Assessment for 2020 to meet the Annual Budget**

Board Member Brian Armstrong reviewed the 2018 Financial report as it related to the funds spent on road maintenance and comparison of the amount of money needed for the reparation of the road during 2019. There is no “carry-over” and not enough money to repair and maintain the road throughout 2019. (Discussion followed.) Therefore, ***Brian made a motion to increase the membership dues from \$200.00 to \$250.00 for the 2020 year, to meet that Annual Budget. It was seconded by Joe Strange.***

Voting for this resolution was done by secret ballot entitled “Proposal # 1”. (Every property owner in attendance received one ballot for each of their lots. Those people who had brought verified proxies received a ballot for each of those lots.)

Mike Kasper representing the Board and Theresa Bailey from the attending membership, counted the ballots. The results were:

YES: 34 NO: 13 PASSED

9. **Brian Armstrong** proceeded to explain the Board’s next proposal and the immediate need for funds to pay for the current road work. (Discussion followed.) **The membership would be billed for the additional \$50.00 for this year.**

Resolution: *Retro-active – Immediate Need for \$50.00 priority Assessment.*

Brian made the motion, seconded by Pamela Aveling.

The membership unanimously voted to have a secret ballot for Proposition # 2.

***Voting for this resolution was done by secret ballot entitled "Proposal # 2".
(Every property owner in attendance received one ballot for each of their lots.
Those people who had brought verified proxies received a ballot for each of those
lots.)***

***Mike Kasper representing the Board and Theresa Bailey from the attending
membership, counted the ballots. The results were:***

YES: 40 NO: 7 PASSED

10. Treasurer Steve Peacock submitted the 2019 Budget. There is no "Contingency/carryover" to 2020, as there has been in past years and budgets. With some members filing for "Unity of title" and the loss of 6 lots due to the owner's death, this has reduced anticipated revenue by about \$2,000.00. Question: How many property owners have not paid their dues for this year? Two owners have not yet paid their dues for this year. With no further questions, the Budget was accepted.

11. The report of the Building Architectural Control Committee was presented by **Board Member Brad Stephens**. One property owner will be building a home on the point at the end of Frances Way on the cul de sac. Another couple bought a lot, with the intentions to build, but before the process began, they bought a nearby home in our subdivision.

12. President Pittman introduced some new members and gave a summary of the neighborhood concerning new residents and property owners.

Old Business

A. Continuing Communication with Parker Estep.

Board Member Brian Armstrong continues to stay in contact with Mr. Estep who owns the road -- although we have easement ("The road is "gifted" to you forever." per Mr. Estep) and surrounding 126 acres of undeveloped land. There was much discussion. Brian has asked Mr. Estep to let him know of his intentions for the land-use and building.

13 **New Business**

A. **Vice President Aveling discussed, “Keep our Neighborhood Clean Days”** – it was suggested that we might designate a Saturday to clean-up our roads and then follow-up with a **Neighborhood Social** although plans have not been developed. The “English’s offered their home for a “potluck” and the Avelings offered to contribute to the party. Members will receive a notice of invitation.

14. The motion to adjourn was made by Brian Armstrong and the **meeting was adjourned unanimously at 9:10** by President Pittman with several seconds.

Respectfully submitted,

Margaret Boeth

Secretary, PSPOA