

**PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC,**  
2762 Parramore Shores Road, Tallahassee, FL 32310  
Phone (850) 575-1366 Email: admn@pspoa.net  
Association Web site: [www.pspoa.net](http://www.pspoa.net)

**March 30, 2021 at 6:30 PM**  
**“ZOOM” \*Annual Meeting**

*(\*Historical Note – The year 2020 was exceptional due to the COVID-19 Virus – Worldwide Pandemic. U.S. citizens were asked to quarantine in their homes, practice social distancing and take health precautions in an attempt to stop the spread of the virus until a vaccination could be developed (and even then, half a million people in the U.S. died.) Since people could not meet in large groups, the PSPOA was not able to meet in 2020.)*

**MINUTES**

- 1. Meeting Called to Order** at 6:40 p.m. by President Jim Pittman who explained the meeting situation. This meeting was not “face-to-face” but was virtual with members calling in and coming together electronically, since we are still not out of the reach of the virus. We had the capability to speak with everyone at the meeting, voting and sharing association documents.
  
- 2. Attendance of the Board of Directors:**
  - President:** Jim Pittman
  - Vice President:** Arthur Aveling
  - Secretary:** Margaret Boeth
  - Treasurer:** Steve Peacock (excused absence – medical family emergency)
  - Board of Directors present:** Brian Armstrong, Corinne Jorgensen, Camille Pawlik
  
- 3. Quorum Verification:**
  - A.** The Roll Call determined **22 Property Owners were present** as reported by Secretary Margaret Boeth and President Jim Pittman.
  - B.** There was **verification of 19 proxies.**
  - C.** **We have 93 voting interests in the Association, of which 30% is required for a quorum of 27.9. A quorum of 28 was easily attained with the 41 Property Owners.**
  
- 4. Secretary, Margaret Boeth,** asked for **approval of the Minutes of the previous Annual Meeting held on March 28, 2019.** 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 Brian Armstrong, seconded by Arthur Aveling, (unanimously approved).***

5. Margaret Boeth asked for **approval of the 2021 Agenda as amended. *The motion was made by Pamela Aveling, seconded by Karen Nelson, (unanimously approved).***

**6. Introduction of the 2021 Board of Directors**

**Election Results**

**Election Committee Members were Brian Armstrong and Rachael Mook**

Biographies and ballots were sent to each property owner who in turn were asked to vote and send their ballots back to the PSPOA website. Rachael Mook was appointed by the Board to tally the results. This year there were seven one-year Board of Directors positions and seven nominees. Therefore, Brian Armstrong called for a motion to accept the slate of nominees by acclamation. ***The motion was made by Brian Armstrong, seconded by Arthur Aveling, (unanimously approved).***

**The 2021 Board of Directors are:**

**Brian Armstrong**

**Arthur Aveling**

**Margaret Boeth**

**Corinne Jorgensen**

**Laura Myers**

**Camille Pawlik**

**Steve Peacock**

The new Board will meet within a couple of weeks to elect officers, comply with FL Statute 720, address directives from the membership meeting and develop a plan of action for the year 2021.

**7. Road Maintenance Report**

(Prepared by Arthur Aveling, David Scott, & Steve Peacock)

Since Treasurer Steve Peacock was not able to present the road report to the membership, Arthur Aveling stepped in and discussed the successful road agreement with David Scott (who also lives in our neighborhood and owns several lots). The three of them meet regularly to critique the road condition. David works on the road weekly to maintain the

ditches, and by bringing in truck loads of “road base” throughout the year to maintain a “crown” on the road and keep up with potholes and wash-boarding.

The Board of Directors would like to relay to David the constant compliments from the neighbors and their appreciation of his tireless efforts and commitment! We look forward to another successful contractual year with David.

**8. Financial Report 2020** (Prepared by Steve Peacock & Presented by Jim Pittman)

<b>Beginning Balance January 1, 2020</b>	<b>\$6,075.65</b>
Income:	
Annual Dues collected:	\$26,071.00
(2) New Home Road Impact Fees	\$1,000.00
<b>Total Income:</b>	<b>\$33,146.65</b>

**Expenditures:**

Road Maintenance	
David Scott Agreement (April – December)	\$13,000.00
Jim Pittman (Road gravel & Delineators)	\$3,658.62

**(Standard Anticipated Yearly Expenses)**

Attorney Fee – consultation & written opinion	\$1,475.00
Insurance for Board and Association	\$ 655.00
Website Maintenance	\$140.18
Invoice for 2019 Income Tax Return	\$125.00
FL Dept. of State Annual Report Filing Fee	\$61.25
Clerk of Court (Lien Removal)	\$13.50

**TOTAL EXPENSES \$19,128.55**

***The motion to accept the 2020 Financial Report was made by Arthur Aveling, seconded by Leslie Kasper, (unanimously approved).***

**9. 2021 Proposed Budget**

(Prepared by Steve Peacock & Presented by Jim Pittman)

Due to the Pandemic, there was little action with the Association projects and expenses. We were unable to have the annual meeting, but the Association formulated an agreement with David Scott for road maintenance.

The **beginning balance in January 2021 was \$14,018.10**

**Total income – Annual Dues is** **\$37,269.10**  
**Expenditures – Road Maintenance through December 2021 will be \$20,000**  
(which will include 20 loads of road base)  
**Total Anticipated Expenses as of December 2021 will be** **\$33,952.00**  
(See “Standard Anticipated Yearly Expenses” in the 2020 Financial Report  
in addition to the road maintenance.)  
**Ending Balance as of December 2021 will be** **\$3,317.10**

***The motion to accept the Proposed 2021 Budget was made by Leslie Kasper,  
seconded by Teresa Bailey, (unanimously approved).***

**10. Building Architectural Control Committee** Jim Pittman

Jim prepared a spreadsheet reflecting:

**2019** – 2 homes were built

**2020** – 2 homes began construction and are set for completion in 2021

**2021**—1 home submitted approved plans

**11. Lots Sold and New Construction for 2019 – March 2021** Brian Armstrong

Brian referred to a spreadsheet reflecting a jump in sales. There were 14 sales transactions of lots and homes sold for a financial range of \$17,000 - \$270,000 for one lot and a high of \$455,000 for a re-sale of an existing home. It was the highest sale to date of a home in Parramore Shores. Members are pleased with the number of sales and the increase in property and home values for everyone in Parramore Shores.

**12. Old Business**

**13. New Business**

**Fort Braden, Community Center, Garden & Activities** – Barbara Kahn

Barbara Kahn is one of our members who is volunteering with the Fort Braden Community organization. Their Mission is: 1. Engage Residents 2. Connect Resources and “Love Where We Live”. It began with Food Trucks for the community at the school and then cleaning the community garden and encouraging residents to take a plot of land to grow fruit and vegetables.

A Farmer's Market was started at Lake Talquin Baptist Church the 2<sup>nd</sup> Saturday of the month from 9:00 – 12:00, with a variety of produce and crafts. Residents are encouraged to attend and support our local neighbors.

Other activities they have done in the past few months include:

The community garden; "Santa Sighting" throughout the neighborhoods in December ending with a family movie at Lake Talquin Baptist Church; beginning work on a walking trail near the library; offering an array of classes at the community center; and more...

**Those wishing to volunteer can contact:**

Barbara on Facebook @fortbradencommunitygroup;

or the website @fortbradencommunity;

[fortbradencommunity@gmail.com](mailto:fortbradencommunity@gmail.com)

Tracy Johnson 850/ 274 – 0938 [tracylwjohnson@gmail.com](mailto:tracylwjohnson@gmail.com)

**14. The following topics were suggestions for the Board to include on New Business for the next meeting:**

**A. "Clear-cutting"** lots taking out all the trees. Neighbors are upset with "Clear-cutting". They would prefer the Association speak with the property owner (in advance of submitting their plans) and encourage a landscape plan that takes the neighborhood and habitat into consideration.

**B. Unity of Title** – Explain and understand the purpose and the affect it has on the owner and PSPOA.

**C. PSPOA Website** [www.pspoa.net](http://www.pspoa.net) Assign a couple of Board Members to regularly review it and keep it updated.

**D. "Prescribed Burns"**-- There is a concern with the "Estep" property on either side of Parramore Shores Road and its danger of burning due to dry vegetation and downed trees. Members would like to check into designated "**Protected Wetlands**" and see if there is anything to be done in gaining assistance from the government or Mr. Estep.

**E.** Selection of members for the **Architectural Committee**

**F.** "Discussion of New Florida Statutes Requirements for Board Members"

**G.** Living in RV on lot while building – Someone inquired

**15. Adjourned** at 8:18 p.m.

***Motion by Jim Pittman, with no objections – (unanimously approved).***

Respectfully submitted,

Margaret Boeth , PSPOA Secretary

**April 5, 2021**