

**PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC. (PSPOA)**

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Association Web site: [www.pspoa.net](http://www.pspoa.net)

**Annual Meeting**  
**March 21, 2023 at 6:30 PM**  
**Lake Talquin Baptist Church**  
21335 Blountstown Highway, Tallahassee, FL 32310

**MINUTES**

- 1. Meeting Called to Order** Brian Armstrong
- 2. Current Board of Directors March 2022-23**

<b>President:</b>	Camille Pawlik – not present
<b>Vice President:</b>	Brian Armstrong - present
<b>Secretary:</b>	Margaret Boeth - present
<b>Treasurer:</b>	Laura Myers -present

**Other Board of Directors:** Steve Peacock (present), Corinne Jorgensen (moved away-not present), Arthur Aveling (present)

- 3. Roll Call (sign-in sheet)** Margaret Boeth  
**Verification of Proxies and members present**

SEE LIST OF ATTENDEES AND PROXIES AT END OF MINUTES

- 4. Nominations for March 2023-24 Board of Directors**

The following members have been nominated as candidates for the PSPOA Board of Directors for 2023:

\*Brian Armstrong  
\*Arthur Aveling  
Teresa Bailey  
\*Camille Pawlik  
Buster Johnston  
Joe Viera  
\*Laura Myers

\*Denotes Incumbent

- 5. Election Results** Brian Armstrong

Since there were no nominations from the floor and there were seven candidates, a motion was made to accept the slate of officers by acclamation. – Vote was unanimous

**6. Approval of Minutes of Previous Annual Meeting held on March 22, 2022**

Jim Pittman suggested one change to the minutes; the change has been made as follows:

The Board has determined that substantial funds are being lost by allowing property owners to pay for only one lot when they join two or more lots into one lot using "Unity of Title." Property owners who have already been granted this reduction in annual dues will be grandfathered in and continue to pay the reduced amount. However, if a property owner after this date (March 22, 2022) combines their lots in the subdivision using "Unity of Title," they will still pay annual property owner's dues for each individual lot.

Motion to accept minutes with above change made by Jim Pittman and seconded by Laura Myers – Vote was unanimous.

**7. Approval of Agenda** Brian Armstrong

There were no changes to the agenda. It was made clear that Board Meeting minutes and Financial Reports will not be placed on the website. If a property owner wants a copy of any of these documents, they can email the secretary for minutes and the treasurer for financial reports.

**8. Road Maintenance Report** Steve Peacock

Steve Peacock presented the Road Report which pleased the membership with the amount of money spent and with the product. David Scott was thanked by the membership for his new agreement with David Scott that has been signed by the Board.

**9. Financial Summary Report 2022** Laura Myers

Laura provided an overview of the summary report. Rachel Mook asked about a discrepancy between the amount that is expected for income (91 lots X \$250), and the amount on the year-end report. Laura said she would look into it and send Rachel an explanation before the end of the week. (Rachel was contacted and provided an itemized and fully detailed financial report with clear explanations of all transactions. The report satisfied her concerns, and all financial totals previously reported at the annual meeting, agreed. The explanations and a format change was made to the report to make the transactions easier to understand in the future).

**10. 2023 Proposed Budget** Laura Myers

The 2023 Proposed Budget was presented by Laura Myers. Arthur Aveling discussed that the budget included a plan of action for metal debris on the road. After conferring with David Scott and doing research, it was decided to purchase a magnetic sweeper that can be attached to a truck and will magnetically attract nails and other metal objects that have been contributing to an expensive rash of flat tires. It had just arrived but unfortunately, it was damaged on delivery. Replacement parts were being sent by the manufacturer, and David Scott volunteered to make the simple repairs. It will be used as soon as the equipment is in working order.

There was some discussion about tree removal costs and possible sharing by the PSPOA; a policy will be developed by the Board.

**11. Architectural Control Committee** Brian Armstrong

Brian Armstrong presented the report and reminded everyone of the Restrictive Covenants; no questions or comments were made. The Board will add one or two members to the Committee.

**12. Interesting Neighborhood Facts** Brian Armstrong

It was reported by several neighbors that a number of snakes (Coral and other breeds) have been sighted in the neighborhood.

Another interesting fact is that one of the few waterfront lots left was sold for \$262,500. Several new homeowners have moved in within the last year,

**13. Road Paving (Decision – NOT TO PROCEED)**

**14. Plan of Action for Metal Debris on the Road** – this item was already discussed within the Budget item

**15. Report on Inordinate Electricity Outages on Frances Way**

There is still a problem with power outages on Frances Way. A letter was sent and there was a quick response from Talquin Electric and they will continue to work with the residents.

**16. New Business**

**Board Nominations:** It was suggested to the Board that a neighbor who is not on the Board should be on the nominating committee to select new Board members. The Board members agreed that we will add a non-Board member to the nominating committee starting next year.

**Unfinished House on Frances Way:** There was discussion about any actions that could be taken to compel the property owner to finish the 2-story house on Frances Way.

**Welcome Committee:** Several neighbors would like to volunteer to be on a newly formed Welcome Committee. Everyone agreed that this is a good idea and will proceed to form this committee.

**“Airbnbs”:** There were some questions about “Airbnbs” and it was announced that a committee has been formed from the Board and they are doing extensive research that will be used in regard to this issue.

**Adjournment 7:50 pm**

<b>ATTENDEES:</b>	<u>VOTES</u>
Armstrong, Brian	1
Aveling, Arthur and Pamela	4
Bailey, Teresa and Casinelli, Cheryl	3
Boeth, Margaret	1
Bratcher, Jack and Teresa	1
Conner, Kerry	1
Jennings, Joe and Wynter, Elizabeth	1
Johnston, Buster and Carol	1
Kemper, Michael	1
Kutter, Edward	1
McKinnon, Robert and Carolyn	1
Mook, Rachel	1
Myers, Laura	1
Nelson, Gil and Karen	1
Peacock, Steve	1
Pittman, Jim and Glenda	1
Scott, David	4
Viera, Joe and Sessions, Julie	<u>1</u>
	26

<b>PROXIES:</b>	
Langley, Rena to Bailey, Teresa	1
Hall, Lester to Secretary	1
Hazen, Bruce to Pittman, Jim	1
Pawlik, Camille to Armstrong, Brian	1
Scott, Susan to Mook, Rachel	1
Strange, Brian to Secretary	1
Travis, John to Viera, Joe	<u>1</u>
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