

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

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

**March 22, 2022 at 6:30 PM  
"ZOOM"\* Annual Meeting**

**MINUTES**

- I. Meeting Called to Order at 6:50 p.m.      *President Brian Armstrong***

**\* Explanation of Protocol for ZOOM meeting (at the end of the Agenda)  
*Vice President Camille Pawlik & Director Laura Myers***

- 2. Attendance: All Present**

**2021 - 2022 Officers:**

<b>President:</b>	Brian Armstrong
<b>Vice President:</b>	Camille Pawlik
<b>Secretary:</b>	Margaret Boeth
<b>Treasurer:</b>	Steve Peacock

**Other Board of Directors:** Arthur Aveling, Laura Myers, Corinne Jorgensen

- 3. Roll Call (sign-in sheet)**

***V.P. Camille Pawlik & Director Laura Myers***

- 4. Verification of Proxies    *Director Corinne Jorgensen***

There are 91 lots in PSPOA. A quorum is 30% of the voting interest which is 91  
30% of 91 = 27.3 Number of members present in person or proxy.

**We have 28 voting interests present at this meeting either in person or proxy.**

- 5. Approval of Minutes of Previous      *Secretary Margaret Boeth*  
Annual Meeting held on March 31, 2021**

(Can be read online at: [www.pspoa.net](http://www.pspoa.net)) **A motion was made by Jim Pittman,  
seconded by Arthur Aveling to approve the Minutes of the March 31, 2021. They were  
unanimously approved.**

- 6. Approval of 2022 Annual Meeting Agenda    *Secretary Margaret Boeth*  
Agenda was reviewed and there were no objections.**

**7. Introduction of the 2022 Board of Directors Currently Serving  
was made by President Brian Armstrong**

He explained there were 6 names on the list of nominees for 2022 – 2023, due to an unforeseen reason, Corinne Jorgensen thought they would be moving soon but did not have a projected date. The Board of Directors convinced her to stay on the Board until they moved.

**8. Election Results for Board of Directors 2022- 2023  
President Brian Armstrong**

Since there are 7 positions and 7 people running for office, **Jim Pittman moved by acclamation and Teresa Bailey seconded a motion, to elect the slate of Directors by unanimous consent. It was approved.**

**9. Presentation of Year-end Financial Report 2021 Treasurer Steve Peacock**

reviewed the budget as was presented on the screen. One question was “How many lots had not paid their 2021 dues?” “Only one,”-- “Geronimo Properties” because there was a legal issue that had not yet been settled.

Another question was, “How many lots are there?” 91 lots (Originally there were 101 but ten of those lots have been “Unified” – Unity of Title—

The bulk of the dues goes to road maintenance. In December of 2021, for a number of reasons, the road was not treated with truckloads of ‘road-base’ which accounted for a greater amount of money in the treasury at yearend.

**10. 2022 Proposed Budget Treasurer Steve Peacock & Brian Armstrong**

This budget is generally a copy of the previous years with the assumption that there will be no changes unless the membership decides to change the priority.

**11. Road Maintenance Report Treasurer Steve Peacock & Director Arthur Aveling**

There was discussion on the make-up of the road –  
Road crown is vanishing, and the road is getting flatter  
Not enough “fill or road-base” to keep the road hardened  
Need work on the ditches and trimming/removing trees and bushes

Last year in December, it was difficult to get materials or equipment. due to the huge “Amazon” building project on the eastside of Tallahassee and I-10.

There were questions about the reserve of about \$16,064, in the treasury. Steve explained there was a problem in locating a large enough grader (and operator) to spread another load. He had held off at the end of 2021, but there are contingency plans for the road will be discussed with the next report. This year he will look for vendors who have the equipment to properly meet our needs.

**12. Preliminary Proposed Budget for 2022**

***Treasurer Steve Peacock & President Brian Armstrong***

Brian and Steve explained there were a couple of proposed budgets, but it would be dependent on what the major project would be as to which budget would be appropriate. This led to a discussion on the next topic.

**13. Discussion of Road Maintenance & Paving Options of Parramore Shores and auxiliary roads** ***Treasurer Steve Peacock, Director Arthur Aveling & President Armstrong***

A few of our neighbors have requested the Parramore Shores Property Owners Association (PSPOA) Board research and provide information on upgrading the roads within the Parramore Shores subdivision with asphalt. The Board has prepared a flyer to circulate the information that has been received to date so that all the PSPOA members can help decide whether to move forward with any roadway improvements.

Board members have met with North Florida Asphalt to collect cost information as well as discuss questions regarding the paving project.

There was a lengthy discussion with some in-depth questions concerning finances, the road materials, and advantages/disadvantages of paving the road. The Board will get 2 more competitive bids. Another question was how thick (in inches) would the asphalt base be? What about the large heavy trucks, such as "Waste Pro" and the damage it might do to the road? Which roads would be considered for paving – the circle around the inner 15 lots, (which includes Parramore Shores) Frances Way, Windrose, and Deborah Drive.

Roads would be 20 feet wide.

The Board will send further information to the membership so a decision can be made.

**14. Building Architectural Control Committee** ***President Brian Armstrong***

There are several new homes built in the last couple of years. The three main stipulations in the Bylaws are: allow domestic animals only such as cats & dogs – no chickens; minimum square footage of 1400 feet; no mobile homes. There seems to be no problem with members abiding with these rules.

**15. 2021 Lots Sold and New Construction** ***President Brian Armstrong***

There are only 2 "Premiere" lots on the Lake on the Leon County side.

PSPOA has a good reputation for the quality and attractiveness of the homes and landscaping with longevity in the length of time residents stay. The price of lots and homes have rapidly increased from 5% to 7 % and one acre lots have sold from \$67,000 to \$270,000 in our neighborhood. Recently a waterfront remodeled home and lot sold for \$705,000 in a day. New homeowners at the meeting happily reported that they were pleased to meet their neighbors and appreciated their kindness

**16. Old Business: "Unity of Title"** ***Director Arthur Aveling & President Brian Armstrong***

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 will 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.

**17. New Business: Buy Lots in the Inner Circle** *Jim Pittman*

Jim Pittman proposed that the membership should not pave the road at this time, but instead buy the lots in the inner circle. (there are 15 lots, originally there were 16). The latest 2 lots each sold for \$18,500 (the original lots all sold for \$40,000 each). This would keep our neighborhood with an area for birds, animals, and native plants to remain in its original environment and habitat. Existing home-owners would be able to enjoy nature and their surroundings. There was a discussion particularly concerning finances and more detailed information will be forthcoming.

**18. New Business: Restriction -- “Clear-Cutting” a Lot**

Some members would like to have something in the Bylaws or Covenants (possibly by amendment) in restricting “Clear-cutting” a lot. They asked that the PSPOA Board write an amendment and present it at the next meeting for discussion.

**19. New Business: Inquiry of “For Sale” sign on Highway 20**

It was noted that there had been a couple of “For Sale” signs (for a short time) on Highway 20 next to Parramore Shores Road. They belonged to Mr. Parker Estep who owns the 127 acres surrounding our neighborhood and our access road crosses. A few years ago, he cleared the trees on the east side of the road and did not leave it in good order. President Armstrong has made several attempts to speak with Mr. Estep as to his plans for the property, but he has neglected to return his calls.

The meeting **Adjourned at 8:25 pm** Motion was made by **Laura Meyers** and seconded by **Camille Pawlik** *President Brian Armstrong*

**MEMBERS in ATTENDANCE**

Joe Jennings & Elizabeth Wynter	1
Rachael Mook	1
T Bratcher	1
Wallace Johnston	1
Corinne & Peter Jorgensen	1
Thomas Pels	1
Woodall	1
Mike & Leslie Kasper	1
Brian Armstrong	1
Laura Myers	1
Arthur & Pamela Aveling	3
Steve Peacock	1
Camille Pawlik	1
Margaret Boeth	1
David Bieri	1

McGill Nelson 1  
Woodall 1  
Jules  
Jim & Glenda Pittman 1  
Teresa Bailey 4 (Teresa represented: herself & Casinelli, & Langley)  
Marc & Nancy Savino 1

**PROXIES: (6 Not in attendance but sent a Proxy and were used to secure a Quorum)**

Phil McKinnon (Paper) 1  
Elizabeth Suber (Paper) 1  
Bruce Hazen (Paper) 1  
Frydrychowski (Email) 1  
Rena Langley (Email) 2  
Casinelli (Email)  
Kasper (Email) 1  
Aveling (Email) 3  
Edington 1  
Steidinger 1

**BALLOTS: (No elections other than by acclamation for officers, so did not use ballots.)**

Langley, Casinelli (Email)  
Edington (Email)  
Steidinger (Email)  
Kasper (Email)

**\*Protocol for ZOOM online Board meeting;**

The meeting will be conducted online using ZOOM.com.

Board members will be sent links by e-mail to join the meeting.

Any association member wishing to attend should notify President Brian Armstrong (brianarmstronglaw.com) by e-mail no later than noon on the day of the meeting. A link to attend will be sent by e-mail before the time of the meeting.

During the meeting:

1. Only one person should speak at a time.
2. Please keep background noise minimized, all microphones other than person speaking should be muted.
3. Persons other than board members should wait until board member discussion is finished before asking questions or making comments.
4. The meeting will be recorded.

***"Any association member is welcome to attend a board meeting. Please notify Brian Armstrong (brianarmstronglaw.com)***

*or Margaret Boeth (850/ 508 – 4800 or [RMBT1947@gmail.com](mailto:RMBT1947@gmail.com) ) if you **have any questions or plan to attend.**"*