

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

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

**SPECIAL MEETING**

November 9, 2023 at 6:30 PM  
Lake Talquin Baptist Church  
21335 Blountstown Highway

**MINUTES**

1. Meeting Called to Order -The meeting was called to order by Arthur Aveling at 6:38 p.m.
2. Attendance – Quorum requirement of 28 votes was met.
  - A. Roll Call (sign-in sheet) - There were 28 votes present and attending the meeting.
  - B. Verification of Proxies – There were 11 proxies verified for the meeting.

**LIST OF ATTENDEES AND PROXIES CAN BE OBTAINED FROM THE BOARD SECRETARY**

3. Approval of Agenda – A motion was made by Teresa Bailey and seconded by Susan Scott to approve the agenda. The motion was approved by a unanimous vote.
4. Election of New Members to the Board for term of November 2023 – March 2024

Since there were two candidates nominated for two vacant positions and no nominations from the floor, a motion was made to accept the two candidates (Mark Savino and Rachael Mook) by acclamation. – Vote was unanimous

5. Long- and Short-Term Rentals in Parramore Shores

Arthur Aveling gave an update on what recent events 1) led to the resignation of two Board members, primarily over STRs, 2) the results of votes from property owners to the draft STR proposal, both of which are why this special meeting was called. He emphasized that the new Board would consider all the questions, comments and suggestions as they move quickly forward to providing solutions for the Association.

There followed lengthy discussions about short term rentals (STRs); main topics included:

- Elizabeth Wynter asked about what would be voted on.
- Teresa Bratcher asked if a VRBO shouldn't be treated as a business which is not allowed in the PSPOA covenants.

- Karen Nelson asked why Brian Armstrong resigned.
- Several other members stated that long-term rentals should also be treated as a business.
- Mike Edington questioned the previous opinion from the outside lawyer that stated a VRBO is not a business and mentioned they moved here for the peace and quiet of the neighborhood.
- Joe Viera said the previous Board learned there are a lot of gray areas regarding short term rentals.
- Susan Scott asked about the suggestion to impose a moratorium of any additional short-term rentals until the STR issue is resolved.
- Jim Pittman suggested that we define the term “short term rental” first. He also mentioned a method to obtain confidential votes with mail-in ballots, if the PSPOA decides to vote on any of the issues.
- Megan Allen, owner of the STR at 2873 Parramore Shores, stated she would not have bought their home if she had known of the community’s sentiment when she purchased their home. They want their home to be a generational home that they hope to live in permanently when their children get older but were told they could use it for short term rentals until then. It was obvious the members appreciated her honesty.
- There was also discussion about the possibility of grandfathering in the 3 existing STRs until the properties are sold. Then the ability to operate the STR would cease upon sale to the new owner.
- Brian Strange asked whether long term rentals are an issue because he has current renters and anticipates having long term renters until he can live in the house permanently.
- John Desilets also expressed concern about his ability to continue to rent their house on a long-term basis.

Following extensive discussion by the homeowners, it became very obvious that the members wanted immediate action on a moratorium taking effect on STRs. This vote was taken only because the members present demanded action and were prepared to vote on it. They agreed to the following motion, which summarized their points of view.

A motion was made by Arthur Aveling and seconded by Mike Edington to impose a moratorium on additional short-term rentals within the PSPOA for a six-month period except for the three existing STRs located at 2873 Parramore Shores Road, 2945 Parramore Shores Road and 22517 Frances Way. The motion was approved by a unanimous vote, with none against.

## 6. New Business

- Camille Pawlik mentioned the new signs that were installed all over the subdivision, that Buster Johnston was responsible for the entire operation and publicly thanked him.
- Elizabeth Wynter discussed the Holiday Get-Together scheduled for December 9, 2023 at her house located at 22524 Frances Way and passed out some sign-up sheets for sides, drinks, etc.

- Camille Pawlik said that Talquin Electric had contacted her regarding the marking of trees on Frances Way that Talquin will be trimming in about 2 months.
- Arthur Aveling apologized to the membership about the mistake made that broadcasted the draft STR proposal email for the STR policy to the entire PSPOA.
- Teresa Bratcher stated the mistake allowed everyone to learn how their neighbors felt about the community and STRs, which she thought was a great event.
- Camille Pawlik and Arthur Aveling stated the new Board supported transparency and better communication with the membership so there will be more emails providing updates on Board meetings as well as more posts on the PSPOA website. Camille encouraged any members that have not provided an email address to do so, so that everyone can stay informed.
- Camille Pawlik suggested that the membership email the Board when there are questions or issues so that the Board can discuss and ensure that correct and consistent information is circulated to the entire PSPOA.

7. Adjournment at 7:45 p.m.