

DRAFT MINUTES – TO BE APPROVED BY PSPOA BOARD

Parramore Shores Property Owners' Association Board Meeting

Hosted by: Elizabeth Wynter
22524 Frances Way

February 19, 2024 at 7:00 PM

MINUTES

1. Meeting Called to Order - The meeting was called to order at 6:59 p.m.
2. Attendance/Quorum - The following Board members were in attendance: Arthur Aveling, Camille Pawlik, Teresa Bailey, Buster Johnston, Rachael Mook, Elizabeth Wynter and Mark Savino. Also in attendance was Mechelle Cook, Pamela Aveling and Walter Steidinger.
3. Approval of Agenda - A motion was made by Buster Johnston and seconded by Teresa Bailey to approve the agenda. The motion was approved by a 7-0 vote.
4. Approval of Minutes - A motion was made by Elizabeth Wynter and seconded by Arthur Aveling to approve the minutes from the February 1, 2024 Board Meeting. The motion was approved by a 7-0 vote.
5. Proposed Budget for 2024 – Elizabeth Wynter presented the 2024 Proposed Budget and related her discussions with Capital City Bank regarding the use of the ACH banking to process the annual dues payments. Capital City Bank does not provide the ACH process. There was discussion about checking out other banking options. Elizabeth also mentioned that the historical practice of crediting the first month's payment to David Scott as an offset to his \$1,000 in annual dues was confusing. It was decided to discontinue the practice in the future. Buster Johnston suggested a monthly raise of \$100 for David Scott would be appropriate for the excellent work he has been performing. A motion was made by Buster Johnston and seconded by Teresa Scott to increase the contract with David Scott by \$100/month effective March 1, 2024. The motion was approved by a 7-0 vote. A motion was made by Camille Pawlik and seconded by Buster Johnston to approve the proposed budget for 2024 with the changes to David Scott's contract and correction of an incorrect date on the handout. The motion was approved by a 7-0 vote.
6. Update on Short Term Rentals – Arthur Aveling provided an update on short term rentals (STRs) including (1) the hiring of Susan Thompson, (2) the meeting held with Susan Thompson and Camille Pawlik, (3) Ms. Thompson's legal opinion that was distributed to the Board and (4) Arthur's analysis of the voting options for STRs. There was considerable discussion as follows:
 - Teresa Bailey said the legal opinion was lacking information and she was not satisfied with it.
 - Camille Pawlik tried to provide the context for the opinion including the items discussed at the meeting with Susan Thompson.
 - Teresa Bailey stated that Arthur's documents were an attempt to change the members' minds about grandfathering STRs.

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- Elizabeth Wynter stated that we should grandfather in the existing STRs and not penalize our neighbors who own them.
- Karen Nelson spoke against STRs.
- Camille Pawlik mentioned her latest issue with renters at the STR on Frances Way who were letting their dogs antagonize Frannie in her own front yard.
- Rachael Mook suggested a 3–6-month period for temporary grandfathering so the owners could sell their properties.
- Teresa Bailey stated that Arthur's are not providing neutral information about STRs which Arthur refuted.
- Arthur Aveling also restated the fact that the legal opinion said we did not have to grandfather in the STRs and that there was a unanimous vote for the moratorium on STRs (which showed there was no support for grandfathering).
- Teresa Bailey stated that if we did not grandfather the STRs, there would be a lawsuit against the PSPOA.
- Elizabeth Wynter suggested two separate votes to prohibit STRs and grandfather them in.
- Both Teresa Bailey and Elizabeth Wynter stated they were not comfortable with any vote that did not allow grandfathering.
- Buster Johnston asked why previous Boards chose to grandfather in existing mobile homes and if this wasn't the same type of issue.
- Camille Pawlik stated that the Board needed to vote on the language to be included in the amendments before it was sent to the PSPOA members.
- Elizabeth Wynter said we should grandfather the existing STRs but then add fees and fines to cover the costs of monitoring them.
- Teresa Bailey said we needed to include both options because annual dues will need to be increased to pay for litigation if we don't.
- Camille Pawlik mentioned the potential for someone like herself to sue the Board for non-action on this issue.
- Teresa Bailey stated that she doesn't think the statutes give us authority to prohibit the STRs and not grandfather them in.
- Elizabeth Wynter again mentioned the option of two votes with the first vote to prohibit the STRs and the second vote to grandfather in the 3 existing STRs.
- Camille Pawlik asked about who would monitor the 3 existing STRs if grandfathered in and that she would resign from the Board if they were grandfathered in. Arthur Aveling echoed the same intent to resign.
- Camille Pawlik stated that all 3 existing STRs are not even operating legally; they do not have licenses from the Dept of Business and Professional Regulation as required by Florida Statutes.
- Teresa Bailey stated that she will resign if the STRs are not grandfathered in.
- Elizabeth Wynter said that we need to find a middle ground for this issue.
- Mechelle Cook voiced her opposition to short term rentals.
- There was a suggestion to remove the analysis from Arthur's documents and just send the ballot language to the PSPOA members.
- Rachael Mook asked about the statutory requirements for the covenant amendment process.
- Elizabeth Wynter and Teresa Bailey both stated again that they do not want to be on the Board after the Annual Meeting.

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A motion was approved for a plan to provide two separate votes to the PSPOA members as follows: Vote #1 to prohibit short term rentals and Vote #2 to grandfather in the 3 existing STRs. Motion was approved by 7-0 vote.

7. Discussion of Accessory Buildings – The ballot language for the Accessory Buildings was presented by Arthur Aveling.

Rachael Mook had some questions about the deletions and numbering within the proposed amendments. Rachael also asked about properties with unity of title and the number of accessory buildings allowed on their properties.

Walter Steidinger had some specific questions about his new accessory buildings on his property which were discussed by the Board.

Buster Johnston proposed changes to Section 6 of the proposed amendments which restricted the number of accessory buildings to two instead of three.

A motion to approve the proposed amendments regarding Accessory Buildings with the changes suggested by Buster Johnston was made and approved by a 7-0 vote.

8. Prepare for 2024 Annual Meeting – Camille Pawlik reviewed the process and timeline for documents to be distributed to the PSPOA members.
9. New Business – Pamela Aveling commented on the amount of work and due diligence conducted by the Board on these two issues and asked if she could report on it to the PSPOA members at the Annual Meeting. There was consensus by the Board that Pamela could make her report.
10. Old Business
11. Adjournment – The meeting was adjourned at 9:04 pm