

PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

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BOARD MEETING

Hosted by Camille Pawlik
22541 Frances Way

October 5, 2023 at 7:00 PM

MINUTES

1. Meeting Called to Order – The meeting was called to order at 7:00 p.m.
2. Attendance/Quorum – The following Board members were in attendance: Brian Armstrong, Arthur Aveling, Camille Pawlik, Laura Myers, Teresa Bailey and Buster Johnston. Attending by telephone was Joe Viera (who joined during the discussion of the Financial Report). Also in attendance were Rachael Mook, Pamela Aveling, Glenda Pittman, Susan Scott, Cheryl Casinelli and David Scott.
3. Approval of Agenda – A motion was made by Laura Myers and seconded by Arthur Aveling to approve the agenda. The motion was approved by a 6-0 vote (Joe Viera had not joined by telephone yet).
4. Financial Report – Laura Myers discussed the Financial Report. Buster Johnston mentioned that the new road signs were being installed in the next week.
5. Discussion of Short-Term Rentals (STRs) in Parramore Shores - Brian Armstrong presented the revised policy distributed earlier in the week with a recommendation that it should be approved. Since the policy was first developed, there have been several issues with the garbage collection at the Airbnb located at 22517 Frances Way. Camille Pawlik presented a PowerPoint handout and pictures of the overflowing garbage at 22517 Frances Way. The handout provided a legal background, Board discussion to date, latest developments at 22517 Frances Way, summary of the Host's response to the request to resolve the garbage issue, and recommended Board actions. Brian Armstrong stated that the Host should not have been contacted and that instead, he should have been contacted about the issue. Buster Johnston said he did leave a message about the garbage issue that was not returned by Brian.

There was lengthy discussion about STRs and specifically about the 22517 Frances Way property; main topics included:

- Pamela Aveling suggested the property owners of rental property should introduce themselves to their neighbors and provide contact information.
- Rachael Mook asked why we had to contact Brian Armstrong to report the STR issues.
- Glenda Pittman raised the issue about these properties “doing business” which is against the covenants.
- Susan Scott had issues with the Romedy property and the overgrown weeds that need to be mowed more often.

- Teresa Bailey asked if long term rentals were also “doing business” and are also against the covenants.
- Glenda Pittman asked if there were insurance issues with the STRs being operated within the subdivision.
- Brian Armstrong stated that the two residences on the Sewell property next to his are grandfathered in and are not an issue.
- Camille Pawlik mentioned that Brian is a registered agent for the LLC that owns 22517 Frances Way (in addition to being a close relative of the owner).
- Rachael Mook stated that there should be more and better communication with the Board on this issue and all other issues.
- Glenda Pittman stated that the Board should reach out for consensus from the entire Association about the STR issue.
- Rachael Mook and Glenda Pittman both stated that the STRs are a safety issue for adjacent homeowners who don’t know who the renters are and how long the STR will be rented.
- Arthur Aveling stated that there are additions to the policy to be discussed and the policy will need to be amended.
- Brian Armstrong encouraged the Board to adopt the policy as presented.
- Joe Viera asked if this policy is sufficient to regulate the three existing STRs if they are grandfathered in.
- Arthur Aveling suggested a committee be established to do further research on the STRs and bring information back to the Board; Glenda Pittman suggested that the committee include non-Board members.
- Glenda Pittman also suggested that non-Board members be recruited for all of the committees.
- Glenda Pittman discussed the need for more neighborhood get-togethers, so all the neighbors get to know each other.
- Arthur Aveling raised the issue of a moratorium on additional STRs until the outstanding issues are resolved.
- Glenda Pittman raised the issue of a conflict of interest for Brian Armstrong to serve on any STR committee.
- Camille Pawlik expanded on the conflict-of-interest issue and stated she felt that Brian Armstrong should not vote on any STR issues due to his client relationships with all three existing STRs.

A motion was made by Laura Myers and seconded by Teresa Bailey to approve the policy as presented (with a change from notification to the Board President to notification to the Board Secretary in Rule #1), post the policy on the PSPOA website and distribute to the Association. There was discussion regarding the need to identify all of the short-term and long-term rentals in the subdivision and make sure we request community feedback on the policy. Camille Pawlik stated that she wanted the record to reflect her statement of Brian Armstrong’s conflict of interest on the vote; Arthur Aveling concurred. The motion was approved by a 7-0 vote.

The next discussion related to the creation of the committee and the need for legal advice on the STRs and the PSPOA ability to further regulate them. There was discussion about a cap of \$4,000 to be spent on attorneys related to the STR issue.

A motion was made by Camille Pawlik and seconded by Laura Myers to create the STR committee and obtain legal advice with a cap of \$4,000.

Further discussion ensued about the timing of the legal assistance and the need for community feedback before spending the money. It was decided to delay the legal assistance and instead, send out the policy to the Association within a few days and request community feedback with a deadline of November 1, 2023. The community feedback would be provided to the Board at a meeting in early November 2023 and the decision about legal assistance would be made based on the feedback. No action was taken on the motion.

A motion was made by Arthur Aveling and seconded by Laura Myers to establish the STR committee. Arthur Aveling offered to serve on the committee and suggested that it include Pamela Aveling and Rachael Mook. There was discussion but no action was taken on the motion.

6. New Business - None
7. Adjournment at 8:55 pm