

PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

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Association Web site: www.pspoa.net

BOARD MEETING

Hosted by Camille Pawlik
22541 Frances Way

November 15, 2023 at 7:00 PM

MINUTES

1. Meeting Called to Order - The meeting was called to order at 7:02 p.m.
2. Attendance/Quorum – The following Board members were in attendance: Arthur Aveling, Camille Pawlik, Teresa Bailey, Buster Johnston, Rachael Mook and Mark Savino. Also in attendance was Elizabeth Wynter, Julie Pels, Pamela Aveling, Barbara Khan, Mechelle Cook and Jack Bratcher.
3. Approval of Agenda - A motion was made by Teresa Bailey and seconded by Mark Savino to approve the agenda. The motion was approved by a 6-0 vote (Elizabeth Wynter had not been affirmed for the Board vacancy yet).
4. Affirmation of Elizabeth Wynter for vacant Board of Director position resulting from Laura Myers resignation on November 10, 2023 – The affirmation of Elizabeth Wynter for the vacant Board of Director vacancy was by unanimous vote.
5. Election of Officers – The following individuals were presented and approved for their respective offices:
 - President: Arthur Aveling
 - Vice President: Teresa Bailey
 - Secretary: Camille Pawlik
 - Treasurer: Elizabeth Wynter
6. Approval of Minutes – A motion was made by Arthur Aveling and seconded by Elizabeth Wynter to approve the following meeting minutes. The motion was approved by a 7-0 vote.
 - June 29, 2023 Board Meeting
 - October 5, 2023 Board Meeting
7. Required Paperwork for Board of Directors – Camille Pawlik discussed the need to process an amended Annual Report to the Secretary of State due to the new members and new officers on the Board of Directors. All three new Directors have signed and filed their Certification Form to the Secretary as required by the State.
8. Financial Report – There was no discussion of the Financial Report.
9. Discussion of Short-Term Rentals (STRs) and Next Steps

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Arthur Aveling provided his proposal for the STR Committee and the next steps. There was lengthy discussion about the proposal and what steps needed to occur and when they needed to occur. A motion was made by Elizabeth Wynter and seconded by Arthur Aveling to create an STR Committee with three members as follows: Arthur Aveling (Board member), Mark Savino (Board member) and Jack Bratcher (non-Board member). The motion was approved by a 7-0 vote.

Next, the Board discussed the need to hire an outside legal firm to assist in the STR issues. There was discussion about the timing of the hire and the maximum amount of fees to be expended. A motion was made by Camille Pawlik and seconded by Buster Johnston to hire an outside legal firm after the STR Committee had identified the pertinent legal issues; the maximum amount to be spent on legal fees was proposed at \$4,000. The motion was approved by a 7-0 vote.

Finally, there was discussion about the STR Committee meetings and the need to advertise the meetings to the Association. It was decided that all STR Committee meetings would be advertised on the post in the front of the subdivision and an announcement would be emailed to all members with email addresses in the Association. The STR Committee meetings would be open to all members, but no public input would be allowed. The first meeting of the STR Committee was scheduled for November 20, 2023 at 3:00 pm at the home of Mark and Nancy Savino.

10. New Business – There was a discussion about updating the names of the Board of Directors and the new officers on the PSPOA website. Also, the approved minutes from the November 9, 2023 Special Meeting would be posted on the PSPOA website.

Pamela Aveling mentioned that the Travis's (living in the front of the subdivision) have noticed an increase in late night traffic in the subdivision with the vehicles making considerable noise. After discussion about remedies, it was decided to send an email to the Association requesting input on the problem.

The holiday get-together scheduled for December 9, 2023 was discussed.

11. Adjournment at 8:20 pm