

**Parramore Shores Property Owners' Association
Board Meeting**

Hosted by: Camille Pawlik
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February 1, 2024 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: Arthur Aveling, Camille Pawlik, Teresa Bailey, Buster Johnston, Rachael Mook, Elizabeth Wynter and Mark Savino. Also in attendance was Mechelle Cook and Jack Bratcher.
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 Mark Savino and seconded by Elizabeth Wynter to approve the minutes from the December 19, 2023 Board Meeting. The motion was approved by a 7-0 vote.
5. Prepare for 2024 Annual Meeting – Camille Pawlik provided an overview of the annual meeting process including potential dates based on legal requirements. It was decided to schedule the annual meeting on March 21, 2024 at 6:30 p.m. at the Lake Talquin Baptist Church (if available). Rachael Mook was asked to confirm the meeting place. Based on the March 21st date, a preliminary notice of the meeting and request for nominations to the Board will be mailed on February 12, 2024 with nominations due by March 1, 2024. The final agenda package for the annual meeting will be sent no later than March 7, 2024.

Teresa Bailey and Elizabeth Wynter both indicated their reluctance to continue to serve on the Board unless no new nominees are secured; however, due to conflicting commitments, Elizabeth Wynter did not want to continue to serve as Treasurer for 2024. All the other Board members indicated their willingness to continue to serve on the Board for 2024.

6. Update on Short Term Rentals – Arthur Aveling presented an update on the short-term rental issue and discussions with the law firm of Boatman Ricci. While the initial call with the law firm was productive, the law firm still has not provided an agreement with a “not-to-exceed” amount for their work effort that is needed by the PSPOA. Arthur was going to continue to obtain a final agreement so that work could commence.
7. Discussion of Stand-Alone Accessory Structure Policy – Arthur Aveling presented the latest version of the stand-alone accessory structure policy which has two changes proposed by Mark Savino regarding the maximum size of the structure and the requirement that only one accessory structure will be allowed per lot. There was

considerable discussion about the policy including but not limited to: the differences between sheds vs. garages, need for County permits, placement of the buildings, requirements for tie-downs and number of buildings allowed on a property - with several recent anecdotal examples of new accessory buildings within the subdivision. It was decided that the policy should be further refined to address the concerns raised by the Board members and brought back to the Board for discussion. It was decided to schedule another Board meeting for Monday, February 19, 2024 at 7:00 p.m. at Elizabeth Wynter's house at 22524 Frances Way.

8. New Business – Elizabeth Wynter reported that the Board had received 47 checks for payment of the annual dues. Elizabeth will send Camille Pawlik the list of delinquent properties so a second invoice can be issued. Elizabeth also discussed the upgrades she has made to the treasurer's functions including electronic banking and scheduled automatic payments to David Scott for his monthly road maintenance services. She is also working with Capital City Bank to allow ACH payments for the annual dues for 2025.
9. Old Business – None
10. Adjournment - The meeting adjourned at 8:50 p.m.

Any Association member is welcome to attend a board meeting. Please notify a Board of Directors member or Camille Pawlik @ 850-294-0819 if you have any questions or plan to attend.