

PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

22541 Frances Way, Tallahassee, FL 32310
Phone (850) 294-0819 Email: admn@pspoa.net
Association Web site: www.pspoa.net

BOARD MEETING

Hosted by Camille Pawlik
22541 Frances Way
June 29, 2023 at 7:00 PM

MINUTES

1. Meeting Called to Order – The meeting was called to order at 7:03 pm
2. Attendance/Quorum – All of the Board members were present. Also in attendance were John and Linda Desilets.
3. Approval of Agenda – A motion was made by Laura Myers and seconded by Buster Johnston to approve the agenda. The motion was approved by a 7-0 vote.
4. Approval of Minutes - A motion was made by Arthur Aveling and seconded by Teresa Bailey to approve the following minutes. The motion was approved by a 7-0 vote.
 - March 21, 2023 Annual Membership Meeting
 - April 20, 2023 Board Meeting
5. Financial Report – Laura discussed the Financial Report. There was discussion of the new estoppel fees and if they were collected for all of the real estate transactions that have occurred since April 20, 2023. There was also discussion about contacting the Strawns regarding their outstanding dues.
6. Old Business
 - A. Tree Removal Procedures – The Desilets presented their point of view regarding assistance with the costs of removing a tree on their property. Brian Armstrong discussed the Parramore Shores Restrictive Covenants regarding easements and the property owner's responsibilities within the easement. The Board decided that the PSPOA will not pay for any tree removals going forward.
 - B. Accessory Buildings – The policy developed by Arthur Aveling and revised by Joe Viera was discussed with agreement that the revised policy was sufficient with some minor clarification to be provided by Brian Armstrong. A motion was made by Laura Myers and seconded by Joe Viera to approve the revised policy subject to minor clarifications. The motion was approved by a 7-0 vote.
 - C. VRBO (Short Term Rentals) – There was lengthy discussion of the policy developed by Arthur Aveling and of the comments provided by Camille Pawlik. There was also discussion of the need for a policy statement versus a change to the restrictive covenants and/or bylaws. There was agreement about several of the general recommendations as follows:
 - Notify the PSPOA Board President of the short term rental use of the property

- Provide the name and contact information (phone number and email address) for the person who will handle emergency or other situations as may arise during the rental period (the contact person may be the lot owner)
- Exercise due diligence or insure that the lot owner's agent exercises due diligence in maintaining compliance with the Restrictive Covenants and Laws (particular note is given to Chapters 212 and 509, Florida Statutes);
- Provide for the collection and storage of garbage during the rental period in a place and manner that will prevent accumulated garbage on the lot from becoming a nuisance, which shall include arrangements for County weekly garbage collection
- Conduct all matters relating to the renting of the lot in compliance with the Restrictive Covenants, applicable Laws, and all requirements instituted by VRBO, AirBNB, or other similar facilitators of short term rentals as may be used by the lot owner (hereafter collectively referred to as "VRBO Rules") including, but not limited to, such event, noise, parking and other requirements as may exist in the VRBO Rules.

The Board decided that Brian Armstrong should prepare a policy statement for review and approval by the Board. The policy statement will be sufficient guidance for short term rentals unless major issues require stronger regulations.

7. New Business – None.
8. Adjournment at 9:25 pm