

**PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC. (PSPOA)**  
**ANNUAL MEETING**  
**March 21, 2024 at 6:30 PM**  
**Lake Talquin Baptist Church**  
**21335 Blountstown Highway, Tallahassee, FL 32310**

**MINUTES**

**1. Meeting Called to Order**

The meeting was called to order by President Arthur Aveling at 6:30 pm

**2. Attendance**

Secretary Camille Pawlik stated she had not had a chance to tally the sign in sheets and proxies but based on the full room of attendees, there was more than the 27 votes needed to constitute a quorum. It was later verified that there were 74 votes representing attending members and proxies at the meeting.

**NOTE: PLEASE SEE ATTENDANCE SHEET AT END OF MINUTES**

**3. Approval of Agenda**

President Arthur Aveling called for a motion to approve the agenda and recognized Jim Pittman. Mr. Pittman stated that he did not believe a fair election could take place at this meeting and made a motion to remove Item 6 from the agenda regarding the vote on STRs. The motion was seconded by Mike Edington. There was discussion from Brian Armstrong regarding the STR issue, the complaint filed by Camille Pawlik with the Florida Bar regarding his conflict of interest as a Board member, attorney and realtor, selling properties within the subdivision. Megan Allen spoke against the motion as she feels there are no issues with the STRs, and the vote should occur at this meeting. Mr. Armstrong stated he had 27 votes (with his proxies), so the vote was overwhelmingly against the motion to remove Item 6 from the agenda. Based on Mr. Armstrong's comments, the motion to remove Item 6 failed and the agenda was approved as presented.

**4. Approval of Minutes of 2023 Annual Meeting (March 21, 2023)**

A motion was made by Camille Pawlik and seconded by Teresa Bailey to approve the minutes of the 2023 Annual Meeting. The motion passed unanimously.

**5. Approval of Minutes of Special Meeting (November 9, 2023)**

A motion was made by Camille Pawlik and seconded by Mike Edington to approve the minutes of the 2023 Special Meeting. The motion passed unanimously.

**6. Amendment Regarding Short Term Rentals (STR's). Article 1 and Article V**

Arthur Aveling provided a brief overview of the STR issue including the affirmative opinion from Attorney Susan Thompson regarding the PSPOA's ability to restrict STRs through a change in the Covenants. He also detailed the specific Florida Statute 720 which allowed a ban on STR's and confirmed the fact that there were 3 STR's in the subdivision. It was

public knowledge that the issue of 1) banning STR's or 2) banning future STR's and grandfathering them in, was a divisive issue in the neighborhood. Fourteen members, with opinions both for and against, spoke passionately on the STR issue.

During the discussion, Secretary Camille Pawlik and Board member Teresa Bailey recounted the proxies submitted by Mr. Armstrong and determined that he did not have 27 proxies as claimed, he only had 16 proxies. Refer Attendance Sheet below.

After the discussion, the ballots were filled out and submitted to Rachael Mook for tallying. Secretary Camille Pawlik asked if she could verify the number of ballots submitted by Mr. Armstrong, but he refused her request for a second time.

The votes were tallied by 2 separate teams comprised of (1) John Desilets and Megan Allen and (2) Linda Desilets and Jamie Freeman. Both teams were witnessed and verified by Cheryl Casinelli. The tally sheets were produced but apparently lost by Mr. Armstrong in the transfer of the Board documents; however, the final vote was announced at the meeting (and verified by a recount of the actual ballots) as follows:

Option #1 Prohibit STRs	28 votes
Option #2 Prohibit Future STR'S but Grandfather in 3 Existing STRs	40 votes
Option #3 No Amendments Regarding STRs	6 votes

All three options presented above, to amend the covenants failed. None of them received a majority of the votes of the entire PSPOA membership. To pass, a successful amendment required 46 votes out of a total 90 votes.

## **7. Amendment Regarding Accessory Buildings. Article 1 and Article V**

Arthur Aveling gave a brief overview of the need for an accessory building amendment brought by the requests of several new homeowners who had questioned the deficiency in the Covenants of accessory buildings larger than 240 square feet. In response, board members authored a comprehensive and clear amendment to clarify the issue. Four members spoke on the accessory buildings issue. After the discussion, the ballots were filled out and submitted to Rachael Mook for tallying.

The votes were tallied by 2 separate teams comprised of (1) John Desilets and Megan Allen and (2) Linda Desilets and Jamie Freeman. Both teams were witnessed by Cheryl Casinelli. The final vote was announced at the meeting (and verified by a recount of the actual ballots) as follows:

Approve amendment	18 votes
Reject amendment	52 votes

The vote to amend the Covenants regarding accessory buildings failed. To pass, the successful amendment required 46 votes out of a total 90 votes.

## **8. Election of 2024 Board of Directors**

Prior to the vote taking place, all the 2023 Board of Directors resigned their positions and requested their names be removed from the ballot. Due to the confrontational, argumentative and aggressive tone of the meeting, many members of the PSPOA were

consistently leaving the meeting, forcing the vote for the election of the remaining nominees for the 2024 Board of Directors to be moved forward. It was held simultaneously while the vote on accessory buildings was also taking place. The members who left the meeting early did not hear the election request.

The votes were tallied by Jamie Freeman and Linda Desilets and witnessed/verified by Cheryl Casinelli. The final votes for the 2024 Board of Directors **WERE NOT ANNOUNCED AT THE MEETING**, due to the disruption and disintegration of the meeting, however, it was assumed that the remaining 4 nominees, being the only nominees left, were the new members of the new board.

**CONSEQUENTLY, PSPOA OFFICIAL RECORDS (INCLUDING ADMINISTRATION AND FINANCIAL RECORDS) WERE TRANSFERRED TO BRIAN ARMSTRONG AT THE MEETING. THIS HANDOVER INCLUDED THE SPECIAL COMMUNITY POST HOLDING PSPOA PUBLIC ANNOUNCEMENTS.**

**THE 2024 ANNUAL MEETING DISPERSED WITHOUT COMPLETION OF THE AGENDA OR FINAL ADJOURNMENT. THE FOLLOWING ITEMS WERE NOT DISCUSSED OR VOTED UPON:**

9. **Road Maintenance Report**
10. **2023 Financial Report** (Has traditionally been passed before CPA files Tax Return)
11. **Proposed 2024 Budget** (Has traditionally been commented on, approved and passed as a roadmap for new board)
12. **Architectural Control Committee Report**
13. **Old Business**
14. **New Business**
15. **Adjournment**

Due to the collapse of the annual meeting, with most members having left and those remaining talking amongst themselves, the meeting concluded around 8.30PM.

**ATTENDEES AT MEETING**

<b>OWNERS</b>	<b>TOTAL LOTS = VOTES</b>	<b>PROXY RECORDED</b>
ALLEN JONATHAN GRAHAM-ALLEN MEGAN	1	
ANDERSON WARREN MARK ANDERSON MARTHA LYNN	1	PROXY TO MARK SAVINO
ARMSTRONG BRIAN P ARMSTRONG FAY	1	
ARMSTRONG EVA LOTTA ARMSTRONG THOMAS GERARD	1	
AVELING ARTHUR T & PAMELA S REVOCABLE LIVING TRUST	3	
BAILEY TERESA A CASINELLI CHERYL LANGLEY RENA L	4	
BIERI DAVID M	1	PROXY TO BUSTER JOHNSTON
BOETH LAURA M	1	PROXY TO JIM PITTMAN
BOLE SCOTT	1	
BRATCHER JENNA L	1	PROXY TO TERESA BRATCHER
BRATCHER TERESA JANE BRATCHER JACK L	1	
CEBALLOS NINO CEBALLOS LESLIE	1	PROXY TO BRIAN ARMSTRONG
CEBALLOS NINO CEBALLOS ALEXIS	1	PROXY TO BRIAN ARMSTRONG
COOK GARRY LEE COOK MECHELLE ANN	1	
CUMMINGS HENRY CUMMINGS MAIYANA	1	
DENMARK STEVEN THOMAS	1	PROXY TO BRIAN ARMSTRONG
DESILETS JOHN R DESILETS LINDA L	2	
DEYOUNG GRETCHEN MCDUGALL ROBIN	1	PROXY TO CAMILLE PAWLIK
DOERING LISA P	1	PROXY TO MEGAN ALLEN
EDINGTON CHARLES M EDINGTON FRANKIE N	2	
FREEMAN CHRISTINA JANET FREEMAN BENJAMIN RYAN	1	

FRIEDMAN MARC D REVOCABLE TRUST	4	
FRYDRYCHOWSKI R C & JOANNA TRUST	1	PROXY TO ARTHUR AVELING
HOFFMAN JAROD HOFFMAN CHRISTINA	1	PROXY TO BRIAN ARMSTRONG
JENIJE MATTHEW O SR	3	PROXY TO BRIAN ARMSTRONG
JOHNSTON WALLACE H JOHNSTON CAROL W	1	
KEMPER MICHAEL P CONNOR KERRY	1	
KENT PATRICIA TYSON	1	PROXY TO BRIAN ARMSTRONG
KHAN ANWAR U KHAN BARBARA A	1	PROXY TO BUSTER JOHNSTON
KUTTER EDWARD L KUTTER MARY Y	1	
LOVE LAKE LIFE LLC	1	
MCKINNON ROBERT P LIFE ESTATE MCKINNON CAROLYN S LIFE ESTATE	1	PROXY TO CAMILLE PAWLIK
MCMAKEN THOMAS WILKONSKI MARY CHRISTINE	1	
MILLS EDMUND F MILLS PAMELA A	1	
MOOK RACHEL P LIFE ESTATE	1	
MYERS LAURA LYNN	1	PROXY TO BRIAN ARMSTRONG
NELSON FRANK MCGILL NELSON KAREN REYNOLDS	1	
OLIVENBAUM MARK OLIVENBAUM KRISTIN	1	PROXY TO BRIAN ARMSTRONG
PAWLIK CAMILLE SUSAN TRUST	1	
PEACOCK STEPHEN H PEACOCK SHARON L	1	
PELS THOMAS LEO GRAHAM-PELS JULIE	1	
PHILLIPS RANDY H	1	PROXY TO TERESA BAILEY
PITTMAN JAMES G PITTMAN GLENDA E	1	
QUINTANA DEBRA MOORE CALLAWAY MARY ELLEN	2	PROXY TO BRIAN ARMSTRONG
SAVINO MARK DAVID SAVINO NANCY HUERTAS	1	
SCOTT DAVID A SCOTT BOBBI B	3	
SCOTT SUSAN LIFE ESTATE	1	

SEWELL ANDER RAY	1	PROXY TO BRIAN ARMSTRONG
SIMMONS JAMES S SIMMONS TRACEY	1	PROXY TO CAMILLE PAWLIK
SMITH ROGER A WOOD SHANA BROOKE	1	PROXY TO CAMILLE PAWLIK
STEIDINGER WALTER HERMAN	2	
STEPHENS PHILLIP L STEPHENS SANDRA V	1	PROXY TO CAMILLE PAWLIK
STRANGE BRIAN L	1	PROXY TO TERESA BAILEY
SUBER WINNIE ELIZABETH	1	PROXY TO BRIAN ARMSTRONG
TOTH JACK TOTH ANKE	1	PROXY TO JACK BRATCHER
TRAVIS JOHN M TRAVIS ASHLEY N	2	PROXY TO BRIAN ARMSTRONG
VIERA JOSEPH SESSIONS JULIE	1	