

PARRAMORE SHORES PROPERTY OWNERS' ASSOCIATION, INC. (PSPOA)
BOARD MEETING
August 21, 2024 at 6:30 PM

Hosted by Steve Denmark
2937 Parramore Shores Rd, Tallahassee, FL 32310

MINUTES

1. The meeting was called to order by President Pamela Aveling at 6.30 pm.
2. Attendance/Quorum - The following Board members were in attendance: Pamela Aveling, Jack Bratcher, Steve Denmark, Julie Graham-Pels, John Desilets, Jamie Freeman, Kathleen Smith.
3. Also in attendance were Glenda Pittman, Rachael Mook, Arthur Aveling, Mark Savino. Pamela also welcomed new residents Mark and Lynn Anderson, and Jim Pittman (married to Anne), to the meeting, We now have two Jim Pittman's in our neighborhood, JP1 and JP2.
4. Approval of Agenda – Upon motion duly made and seconded, the agenda was approved, following a unanimous 7-0 vote.
5. President's Report: Pamela Aveling. She recapped the Board's efforts to fully address past outstanding issues with completion of the following:
 - a. Annual report filing, tax returns for 2023, authorized financial bank signatories, new Directors & Officers (D&O) insurance policy, posting the extension of the STR Moratorium and all current board members on our website, signed forms acknowledging all Board members had read Fl Statute 720, PSPOA Covenants and By Laws.
6. Treasurer's Report: Steve Denmark verbally presented the financial report citing revenues and expenditures. He noted the following:
 - a. Davis Legacy, LLC, appear to be in HOA dues arrears for the second year in a row and require a lien placed against their property.
 - b. David Scott's account with the Association and method of payment through Capital City Bank requires adjustment and modification, which will be handled by Steve, Pamela and Jamie, with David. By previous board decision, this is the last year that David's dues would be offset against his road maintenance.
7. Road Warrior's Report. Jamie Freeman reported:
 - a. The roads are in excellent shape following recent maintenance with the addition of road base, rocks and completing other repairs.
 - b. Following the issue of metal debris in road base causing tire damage, Jamie would request David for regular use of the magnetic sweeper.
 - c. PSPOA has traditionally paid David for additional work (e.g. tree maintenance, ditch clearing), however, should either party raise concerns about expenses, the Board will negotiate and potentially revise the agreement.
8. Secretary's Report. Julie Graham-Pels reported that effective July 1, 2024, there were changes to Florida Statute 720 affecting PSPOA. A handout summarizing the changes will be distributed to all owners.
 - a. The Association needs to maintain a written record, received in writing, via electronic communication or traditional mail, the property owners' preference on how they want to receive information. Since we have not heard back from all the owners, a note clarifying the need for the option in writing and a response date would be included with the minutes of this meeting.

- b. Previous requirement for board members attesting to reading governing documents are replaced with state-approved educational requirements, effective July 2025. Investigate state-approved training modules and sources.
 - c. Can vote electronically if the parameters are met.
9. Architectural Committee Update. Jack Bratcher report that there are two issues:
- 1) the apparent unpermitted accessory building (10' x 20') on the Pittman property (new residents) and
 - 2) Two unpermitted sheds (12' x 16' each) constructed on lot lines of non-conjoined properties on Walt Steidinger's properties.
- a. Jack Bratcher will cooperatively work with Jim Pittman (JP2) to permit his building.
 - b. The ACC will follow up on the Steidinger issue where the Owner has previously acknowledged lack of HOA approval, county permits or a suggested Unity of Title.
10. Old Business was summarized in the previous reports.
11. New Business.
- a. Safety Issue At School Bus Stop. Summarizing the safety issue of visibility at the school bus stop at the junction of Highway 20, several solutions were offered involving contacting the County and requesting David Scott's assistance. No motion was made but the board, primarily Jamie, would investigate and endeavor to resolve.
 - b. The apron at the junction of Hwy 20 and PSR needs repair, with the cost of replacement estimated at \$2,000. Jamie will contact FDOT to discuss options.
 - c. Pamela met with the new owner, Lynn Haygood, of the approximate 124 acres of vacant property surrounding both sides of PSR. Bought under foreclosure, he wanted to maintain good relations with PSPOA and had no plans to develop the land.
 - d. Pamela gave everyone a copy of the email from Ed Mills regarding his suggestions related to STR's. This is for information only; there was no owner presentation and no action was taken.
 - e. There was discussion about water erosion on Deborah Drive causing damage to Debra Helms driveway. In summary, it is the property owner's responsibility to take care of drainage issues on their property. Pamela offered to talk to Debra but noted we must be consistent and fair.
 - f. A homeowner reported "Donuts" at the end of Deborah Drive and it was determined David Scott created the circles when he was grading the road.

There being no further business, upon motion duly made and seconded, the meeting was adjourned at 8:00 pm.