

Board Meeting 6/3/2026

Board Members: Jamie Freeman, Jack Bratcher, Joe Viera, Teresa Bailey, Kathleen Smith, Steve Denmark. Absent Mark Anderson. Quorum established.

Others: Jim Pittman Jr, Rachel Mook, Arthur and Pamela Aveling, Lou Rizzo, Christina Freeman, Julie Pels, The Kents, Glenda Pittman

Meeting called to order 6:34PM

Both the minutes from the previous board meeting on 3/11/2026 and the approval of today's agenda were approved.

Treasurer Report

Current balance in account as of 6/3/2026 \$32,752.56. We have 3 pending checks: 672 for \$4,418.28 Crowder 6 loads of road fill, 673 for \$593.16 Reimbursement to Jamie Freeman for Leon County Road grading, #674 for \$944.35 TAPCO (HOA Insurance) Remaining balance \$26,796.77

There are three property owners who have not paid their 2026 annual dues of \$300. Jamie Freeman will be coordinating with Steve Denmark to send out the demand letters according to procedures which includes filing a lien if necessary. One of the delinquent accounts emails is bouncing and Jamie will reach out to contact another way.

Architectural Committee

Approval for construction on Lot 1 by Gooch construction.

Mark Anderson is building an accessory building to cover their pump house. They are in the permitting process.

Side Comments regarding estoppel certificates: There was one recently missing and unknown if we will be able to collect. Discussion continued as to the best way to notify real estate agents, title companies, etc. on the fact there are dues and an association.

Old Business (STR Committee, Haygood Update, CEU Reminder)

An attorney was engaged to review our covenants for the Haygood development and during that process sending out mail out ballots was reviewed. The attorney stated that we do not have provisions in our covenants for having mail out ballots so we may not proceed.

Property owners present requested an email to be sent out letting other property owners know that a mail out vote would not be completed and there will be a special meeting called to have a vote on whether or not to have Short Term Rentals.

Further discussion followed on how to complete a Proxy. Only property owners may vote for another property owner. The proxy can be given to another property owner or to a board member. The proxy form has instructions.

To be in compliance there must be a 60-day notice given to the property owners. The labels are already printed, the verbiage was already agreed upon at the last meeting, and the notice will be mailed in July.

To complete a vote, we must have a simple majority of 47 out of 92.

The meeting will be held in September, on the date to be TBD, based on when the church is available.

Motion was made and seconded to approve a special meeting for the STR Vote.

HAYGOOD Update

Mr. Haygood has submitted his section of the road to be serviced by the county. Our attorney stated that the road will continue to provide access to Paramore Shores property owners. It is anticipated that the road turn over will occur in July/August. This will save a large portion of our budget.

The new lots/parcels will not be part of the PSPOA.

Jamie will complete research to secure a phone number for the county road department so property owners may call if they believe the road is not properly maintained.

CEU Reminder

All new members are required to take the 4 ½ hour initial class. The certificate is good for five years at which time if you are still on the board you are required to take the class again to recertify.

If you are a current board member you are required to take 4 hours of continuing education.

<https://www2.myfloridalicense.com/lsc/documents/External-Provider-Course-Approval-Information.pdf> (Link for Approved Providers)

www.KBRLegal.com (Had the most courses online and states cost varies, however, the ones I was interested in were free)

A vote was taken and passed approving \$80/year for continuing education if classes are not available at no cost this will allow board members to select more relevant classes that would help our community.

If you have not completed your education at the end of the fiscal year, ending June 30th, you are not allowed to vote or be an active member of the board until your education is completed.

Miscellaneous

Information was turned over to the Postmaster regarding Chris Lowe, our current postman, about several issues. Chris was scheduled to attend the meeting but did not show. This was not sanctioned by the USPS.

There were some aggressive dogs in the neighborhood; the problem has been resolved.

All construction concerns were addressed to the builder by their Jamie or Jack.

A Board member advised we are all here to service the community, if you have questions please bring the questions to the board, all meetings are posted on the website.

The next regular board meeting will be held on August 26th at 6:30pm, Jamie Freemans House.

Meeting was properly adjourned at 8:01pm.