

Parasol Homeowners Association Inc.
Annual Meeting
September 2, 2017
Draft Minutes

The meeting was called to order at 9:07 AM At Southern Real Estate office on Perdido Key Drive. In attendance were David Landry, JD Anderson, Greg Carleton, Lee Bloch, Winston & Jennie Legge, Penny Esworthy, Bob & Gail Thomas, Don Nicholas, Greg & Debbie Plimpton, Tom & Pam Allison, Tim & Jan Walden, Bob Massey, John Bridges, Joe Mirabile, and Jim Ginter. The proxies were counted and a quorum was established.

The 2016 Annual Meeting Minutes were approved with the following commentary:

1. Cost to resurface the asphalt roadway with new guttering system would approximate \$100,000, however, the board believes the roadway has 5 years of life remaining.
2. Of the 42 lots in the subdivision, 27 are developed and 3 additional lots are likely to be improved in the next 6 months.
3. The Architectural Review Board is appointed by the board, not elected by the association members. Current members are Charles Vick, Brian Hill, Gail Thomas, and Tim Walden.

Review of Year-to-Date Board Activities/Meeting Presentations:

1. The board has been meeting approximately every other month with the intent of systematizing operations. The focus has been to organize the board by committee to achieve an efficiently operating HOA. Further, the objective is an aesthetically pleasing safe and secure environment while both preserving and enhancing the value of the subdivision. The board set out to determine the priorities for the HOA by developing an owner's survey designed by Jim Ginter with the assistance of Susan Carleton and Gail Thomas. (The survey had in excess of 75% response). The results can be found on the Parasol web site.
2. The board undertook resolution of a long-standing problem regarding beach lot side yard landscaping which was obstructing the view of their neighbors across the street. Counsel with a specialization in HOA matters was hired and his findings are also posted on the web site. Importantly, all owners were notified by receipt of a Non-Waiver notice this summer stating the board will be enforcing all subdivision covenants without exception going forward.
3. Regarding maintenance and improvements which resulted in the passage of a \$2000 assessment, a reserve study was conducted by Greg Carleton to understand our future common area needs. (The reserve study is also on the web site). The study concluded we should maintain a reserve of \$50,000 to meet future needs given the current condition of our common area assets. The immediate improvements and replacements planned are the Johnson Beach Road fence which will be vinyl and have an estimated 30 year life. Also included will be resurfacing the pilasters between the fencing with a faux stone material which will also be the facing for some walls which are to be constructed to enhance the front entrance. Additionally, there will be pool filtration equipment replacement, enhancement and relocation. Lastly, we will be adding beach side signage in an attempt to convey to the public that ours is a privately owned beach. Jim Ginter proposed the funding to accomplish the planned improvements, estimated to be \$110,000, would be funded by a \$2000 per lot assessment, along with \$26,000 currently in the HOA reserve. The assessment is to be paid in two parts, \$1000 by November 30, 2017 and the second \$1000 due by February 28, 2018.
4. Regarding the landscaping covenant violation issue, the board determined it would be in the association's best interest to hire counsel. For a clear and precise understanding of the issue

and the rights and obligations of Tier 1 and Tier 2 owners, please read counsel's Opinion Letter on the web site. The board made every effort to resolve the issue amicably, and in some cases, accommodations between neighbors have occurred. However, the issue still remains unresolved in at least one instance. The board offered association funds of \$5000 in total, on a first come, first served basis, to beach lot owners to help defray the cost of removing, not replanting or trimming, their side yard landscaping.

5. A discussion of board size occurred and it was decided to maintain the board at 7 members and that nominations for next year's members be presented to the board in the coming weeks. The point was emphasized nominees must be willing to spend the time and effort necessary for the board to function effectively.
6. Bob Massey, Finance Chairman, reviewed the budget indicating that between \$20,000 and \$25,000 of funds are placed into the reserve fund each year, and that the lion's share of the funds are spent on landscaping (26%) and the pool area (13%). The point was made that common area maintenance and upgrades are no substitute for individual homeowners maintaining their homes and lots and that both are essential to meeting the HOA's goals.
7. Lastly, participants were reminded of the pool side get together at 6:00 PM.

The meeting was adjourned at 10:51 AM.