

**PARASOL HOMEOWNERS ASSOCIATION
ANNUAL MEETING**

Saturday, August 31st, 2019 @ 10:00 am

Minutes

LOTS REPRESENTED:

ALSO IN ATTENDANCE:

Amanda Pacitti - Etheridge Property Management

CALLED TO ORDER:

The meeting was called to order by Bob Thomas at 10:06 am.

ESTABLISHMENT OF A QUORUM:

A quorum was established with 24 of the 42 lots represented either in attendance or via proxy.

APPROVAL OF MINUTES:

September 1, 2018 Annual Meeting Minutes were reviewed by Bob Thomas. A motion was made and seconded to approve the minutes. Motion passed unanimously.

2019 ACCOMPLISHMENTS:

Bob Thomas reported that the BOD met in Dec 2018/Jan 2019, to establish items to address for 2019. Moved bricks from lot near Tim Walden, sand removed from new construction on the beach and other lots. Bob was in touch with Tim Day regarding beach mouse habitat landscaping. The gate access on walkovers redone, walkovers power washed. The gate code policy was redone. Bob acknowledged that John Bridges assisted with the updating of the new gate codes. Vendors have individual code. Temporary code changes quarterly. JD motioned to publish vendor codes on website and send paper copies, Mark Nickluas 2nd, all in favor.

NOMINATION FOR BOARD OF DIRECTORS:

Currently the board has five (5) Board of Directors. Jim Ginter, Tim Walden, and Bob Thomas have expiring terms. Bob Thomas expressed that the current board members will solicit owners for replacement of board members over the next couple months. John reported that a maintenance committee of on-site residents could assist the board with daily operations, if BOD is not fulltime residents.

FINANCIAL REPORTS:

Tim Walden reported that July 31, 2019, Parasol is under budget in many areas to compensate overage in repairs. 2020 Budget project's no increase in dues. Budget for 2020 will allow for the change in the pool equipment. 2019 budget was allocated for the change. Bob Thomas reported that we wait until mid-October through Hurricane season, before committing to the pool change. Tim reported that \$2500 went into the reserve, any overage for the annual budget will roll into reserves. Reserve in Synovus, \$35986.44, operating funds, \$27729.83. Bob Thomas expressed that a company rather than a single operator make pool changes. Motion by owner to accept budget with no increase of dues, seconded, passed unanimously.

OLD BUSINESS:

Parasol Construction Rules were developed to assist with future building restrictions. Board passed the rules to simplify the construction rules, done with owners and attorneys. Rules are baseline, there may be exceptions, per board allowance. The BOD is to enforce, not owners. Bob thanked JD and Barb Anderson for helping with issues with lawsuit regarding trees on the beach.

NEW BUSINESS:

- Owner motioned to change AM date to not be on Labor Day weekend,, 2nd, all in favor . Bob will look into changing the date.
- Owner brought up surveillance video and landscaping for new properties. Landscaping committee reported that there be consistency on ground coverage, Jubilee is looking into items that are commercially available to meet the beach mouse habitat. John spoke with Johnson communications regarding a motion activated camera for the gate. Bob motioned for BOD to research and establish a video surveillance at the gate, 2nd, all in favor.
- CHANGE OUT POOL FILTER TO SALTWATER: John discussed changing from cartridge to sand filter. Pool lights do not work. John suggested that pool lights be repaired. Owner suggested solar panels for heating pool.
- Owner brought up traffic and children. Bob will send the question to Jay as to the liability if something happened, and adding a pool area age restriction.
- Rental Rules: No smoking in common areas, specify to pool. Renters should be allowed to have a pool party if requested.

PARASOL ARCHITECTURAL REVIEW BOARD:

Tim reported that one house plans have been approved, lot behind Mike & Jackie Easter, have been supplied with new rules and ARC guidelines. 2 deposits being held from previous builds for damages to common area. ARC POC is Tim Walden. ARC deposit is \$2000.00. The sand in the streets, etc., the deposit covers the hay bails to help with the sand in the streets. New rules state that the ARC will review if any additional sand removal from streets is necessary using deposit. Owner requests that Jubille be picking up individual lot maintenance. Bob encourages that people volunteer for landscaping committee. Owner suggested that the board have ground cover up to road on new builds, motioned that all owners must install ground cover from road to fence, based on beach mouse habitat and approved by ARC, ARC will have a list of acceptable ground covers from road to fence line, 2nd, all in favor. Bob will contact Jay to see if grandfathered in or policy could be retroactive.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 11:20, all in favor.