

Parasol Board of Directors Meeting December 9, 2017

Meeting started at 10:00 AM

Attending: Board Members-Greg Carlton, Jim Ginter, Bob Massey, Joe Mirabile, Bob Thomas (all in person) and Tim Walden (via phone) Homeowners: John Bridges and Charles Vick

Minutes from September 1 and October 28, 2017 meetings were reviewed and approved.

Kim Coffey, Etheridge Management Company, the assigned Property Manager for Parasol, introduced herself, described the overall make up of the company and asked if there were specific issues from the board members. The following questions/comments were discussed: (1) Can a stand alone website specific to Parasol be developed? (2) How will the financial statements be constructed and with what frequency? (3) How will the HOA's records be obtained from Key Concepts? One or more board members will be available to help determine what information should be retained; (4) Parasol HOA's accounts will be transferred from Warrington Bank to Coastal Bank.

Status of Assessment - 31 of 42 homeowners have paid the initial \$1,000 assessment. Of the 31, 19 have paid the full \$2000 assessment. 11 homeowners have yet to pay anything. There will be an update to the 2018 budget to reflect unanticipated costs which have been incurred from unplanned events since the budget was voted upon.

Legal - The board approved keeping the McDonald Law Firm and the assigned attorney, Jay Fraiser, on retainer for 2018 at a fee of \$500.

Covenant Violations Lawsuit: Our insurance agent, DNO, is refusing to cover the lawsuit under the errors and omissions clause. Counsel and others who specialize in HOA matters are of the opinion DNO should cover it. A second letter was sent to DNO by counsel but has yielded no response. Specifically with regard to the complaint, efforts are underway to get the parties to agree to a settlement.

Capital Improvement Projects: The old fence is down and the new fence material is on site. -\$1500 was saved by having a separate company take down the old fence. Everything concerning the fence and front entrance is on budget. Three bids have been obtained for the pool improvements. There were 4 bids from landscape companies, Jubilee (our current vendor) was the lowest. Jubilee has agreed to our request to do their work on Thursday/ Friday. Greg and Bob Thomas have gotten quotes for the beach signs with some minor modifications to the original plans.

PARB: The Parasol Architecture Review Board (PARB) members, who are appointed by the Board, conduct a plans' review and make recommendations to the board. Those recommendations will reflect what is in the covenant. The Board reviews their recommendations and decides whether the plans are acceptable. **THE HOMEOWNER IS ULTIMATELY RESPONSIBLE FOR COMPLIANCE WITH THE HOA COVENANTS AND ALL COUNTY AND HCP REQUIREMENTS.**

End of Year Letter: Joe Mirabile (2017 President) will write a letter to all homeowners summarizing the pertinent issues and accomplishments of 2017.

2018 Board Makeup: The Board membership will remain at 6 for 2018 with the potential to go to 5 in the future. 2018 Officers-President, Bob Massey; VP, Jim Ginter; Secretary, Bob Thomas; Treasurer, Tim Walden.

Meeting adjourned at 11:25