

Parasol Homeowner's Association Inc.
Annual Meeting
September 5, 2015
Approved Minutes

The meeting was called to order at 10:06. Homeowners in attendance were Thomas Allison, JD and Barbara Anderson, Brien Blakeney, Cindy and Buddy Bloch, John and Sue Bridges, Doug Buelow, Greg and Susan Carleton, Ed Cox, Penny Esworthy, Ralph Ewing, Jim and Ida Ginter, Rozanne Jacobson, David Landry, Jennie Legge, Bob Massey, David Mendrek and Lisa Laske, Karen and Alan Manning, Joe Mirabile, Mike and Kathy Mouron, Don Nicholas, Andy Tofe, Charles Vick, and Ken and Dollye Zezulka. The proxies were counted and a two-thirds quorum was established. This two-thirds quorum is required for approval of any Special Assessment.

Proof of notice of the meeting was given. The minutes of the 2014 Annual Meeting were read out loud. The minutes were approved as read.

The Capital Improvements/Beautification Plan was discussed. Greg Carleton said that three bids were obtained from reputable and licensed companies for all projects. The plan consists of four parts: front entrance, pool, perimeter fence and lighting. Rene West from Executive Landscaping was introduced. He gave background information on his company and presented ideas for the landscaping. Mr. West provided details of his company's 30 plus years of experience along the Gulf Coast, and examples of the company's work with local customers. A motion was made by Alan Manning and seconded by Dave Landry to approve the Perimeter fences, Pool area, and Street light projects as described in the Executive Landscaping document dated July 21, 2015. The Front Entrance project in that document was to be discussed, amended, if desired, and voted on separately.

The Perimeter fence project was discussed. An amendment was proposed by Ralph Ewing and seconded by Dave Landry to adjust the height of the perimeter fence on the Ewing's property. The amendment was approved.

The Pool area project was discussed. An amendment was proposed by John Bridges and seconded by Ed Cox to repair the roof instead of replacing it. The amendment was defeated. A second amendment was proposed by Jennie Legge and seconded by Dave Landry to modify the pool perimeter fence to include the sidewalk area south of the pool and add pool entry gates at each new intersection of the fence and the sidewalk. The amendment was approved.

The Street light project was discussed. No amendments were offered.

The motion to approve the Perimeter fence, Pool area, and Street light projects as described in the July 21, 2015, document with amendments approved for the fence and pool projects was voted on and approved by a roll call vote.

A motion was made by Alan Manning and seconded by Dave Landry to approve spending \$55,000 on a Front Entrance project as outlined in the July 21, 2015, document with the understanding that finalizing the details of the project would involve the Landscaping Committee. An amendment was proposed by Jennie Legge and seconded by Dave Landry to amend the Front Entrance project to extend pavers from Johnson's Beach Road to and including the Pool Parking area, along with landscape modifications to the each side of the entry way to correctly facilitate turning radius for all

expected traffic into and out of the Parasol community. The overall cost would increase to \$86,240. The center island enlargement was discussed and Rene explained that from the concept to upgrade and beautification this plan must first allow proper driving and turning radius and once engineering was completed that the concept plan may be modified as required to achieve a safe and improved "look" for Parasol and comply with the proposed budget. The amendment was voted on and approved. The Front Entrance project as described in the July 21, 2015 document with amendments was approved by a roll call vote.

The Estimated Costs associated with the Capital Improvements/Beautification Plan as approved are:

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| Fence Replacement and repair: | \$50,000 (In addition to \$10,500 contribution from Lands End) |
| Pool Area: | \$90,887 |
| Front Entrance: | \$86,240 |
| Street Lighting: | \$20,000 |
| Project Management: | \$20,570 |
| Contingency | \$10,000 |
| Total | \$277,697 |

A motion was made by Jim Ginter and seconded by Dave Landry to fund the capital improvements project by a \$4000 assessment per lot to be paid in two payments [total of \$168,000] and by using \$109,697 from the General Reserve Fund. The first payment would be due 12/31/2015 and the second payment would be due on 5/1/2016. The motion was voted on by roll call vote and approved by the required two-thirds majority.

The possible impacts of the Florida Friendly Landscaping Law and the Beach Mouse Habitat restrictions were identified in broad terms and discussed. The issue of current homeowners changing to Landscaping per those two items was discussed. A proposal was made by JD Anderson, seconded by John Bridges, and approved that stated that current homeowners shall maintain landscaping per the current Parasol PARB guidelines or submit a Landscaping Plan that complies with both Florida Friendly Law and Beach mouse restrictions to the PARB for approval. The proposal to approve Zoysia Empire grass for use in Parasol by current homeowners was proposed by JD Anderson, seconded by John Bridges, and approved.

Board member tour lengths, and the need for volunteers were discussed. Doug Buelow, Ida Copenhaver, and Bob Massey are completing three or more years of service on December 31, 2015. Greg Carleton, Joe Mirabile, and Bob Thomas volunteered to serve on the BOD starting in January, 2016. A proposal to approve the three volunteers was made by Alan Manning, seconded by David Landry, and approved.

A motion was made by JD Anderson and seconded by John Bridges to raise the dues to \$500 per quarter beginning January 1, 2016. The motion was approved. The budget was approved as proposed, subject to changes that may be required in implementing the Capital Improvements/Beautification Plan. The 2016 budget will contain separate line items for tracking the costs associated with the Capital Improvements/Beautification Plan.

There was no further business, and the meeting was adjourned at 1:35.