

Parasol Homeowners Association Inc.
Board Meeting
June 10, 2017

Meeting of June 10, 2017 called to order by Joe Mirabile at 9:05.

Attendance:

Board Members:

In Person:

Joe Mirabile
Bob Massey
Greg Carleton

By phone:

Jim Ginter
Bob Thomas
Mike Mouron
Tim Walden

Members Present:

In Person:

Charles Vick
John & Sue Bridges
Tommy Allison
Winston & Jennie Legge
Brien & Ronda Blakeney

By phone:

Ken Zezulka
Max Felton

Minutes from the 3/18/17 meeting were approved as read with the following additional language: "Past Boards and PARB approved requests from beach front lot owners believing they had the authority to grant variances, allowed under the by-laws, and did not use their authority to change a covenant." The meeting agenda was reviewed and some minor modifications resulted.

Bob Massey gave the financial report and reviewed the balance sheet, income statement and budget for the period ending 5/31/17. No major issues were noted. One property owner continues to be in arrears and the management company was instructed to seek a legal remedy since the owner in question had been notified on a number of occasions.

Jim Ginter presented the results of the homeowners' survey which had been reviewed with Susan Carleton and Gail Thomas before reporting to the owners. Three quarters of the homeowners responded and the following major points were noted: 1) 50% of undeveloped lot owners indicated their intent to build within 3 years; 2) Twice as many respondents favored improvement to the subdivision than those supporting maintaining the status quo; 3) Improvements and upgrading was supported very broadly

Three owner petitions requesting the board to enforce the side yard landscaping covenant (see Article VI, Sec. 3, Paragraph d.3 and Article VII, Sec. 3) were received by the board recently. Owners Blakeney, Felton, and Landry petitioned the board to enforce the landscape covenant so as to restore their gulf views. Brien Blakeney pleaded his case at the meeting citing loss of economic value and board negligence. All three petitioners submitted pictures evidencing the problem. After discussion, the board decided to notify all beachfront lot owners of the petitions with a copy to the remaining lot

owners. After lengthy discussion of the issue, it was decided that counsel with experience in HOA matters be engaged to advise the board on appropriate action. Counsel will be asked to interpret the documents, examine the history of decision making, and research case law and any other pertinent information which may arise. Counsel will conduct a meeting on the Key during which time owners will have the opportunity to present information and make arguments on their behalf. The meeting is to be limited to two hours though owner information may be submitted in advance to the board president, who will, in turn, provide such to counsel.

Greg Carleton reported on the following common area issues:

- 1) The pool system is 25 years old and insufficient to properly filter
- 2) The Johnson Beach Road fence is also 25 years old and upwards of 50% deteriorated. The average expected life of a wood fence is 15-20 years old.
- 3) The asphalt road surface continues to deteriorate and has an expected life of another 5-7 years
- 4) Landscaping is satisfactory assuming normal replacements, however, the irrigation system is in need of repair.
- 5) The curbing installed at the entrance during the 2015-16 renovation needs replacement. The consensus view is that it is the responsibility of Executive Landscaping.
- 6) The board is soliciting punch items for the one year walk-through with Executive Landscaping which is to occur in a few weeks.

Greg Carleton was commended for his efforts and diligence regarding the common area elements.

Escambia County passed an ordinance referred to as "Leave No Trace" which prohibits items from being left on the beach overnight. Small items are permitted to be left by owners if they can be contained under the boardwalk. The board will be installing beach signage informing of the ordinance and indicating the beach is private property with non-owners allowed only to walk over Parasol property. Also discussed was installing a locking mechanism on the boardwalk gates. Greg Carleton is preparing an update of our Rules and Regulations pertaining to owners, guests and for new construction. There was a discussion of permitted subdivision parking, the removal of dead palm fronds, and the timing regarding placement and removal of street trash and recycling bins.

The board voted to waive employee crime coverage in the Property and Casualty insurance since the HOA does not have employees

The annual meeting is scheduled for 9/2/17 and will be held at the Southern Real Estate office at 13587 Perdido Key Drive.

The meeting was adjourned at 11:04.