

Home owners Meeting 9-3-16

Sign in sheet is the roll

JD Anderson read the minutes of the 2015 HOA meeting verbatim and they were approved

SRM Management Company and the principles of the company were introduced. SRM will replace Key Concepts as the Parasol Management Company starting 1 Oct 2016.

**Greg Carleton reviewed the upgrades to the entrance, installation of pavers, pool area up-grades.**

He discussed the time lost to rain and rework of the pool pavers since there was a 3-foot difference between ends. There are some issues that will be resolved within the next couple of weeks. A couple of the pool lights still need to be fixed. Replacement of some of the pavers is due to a need to increase the water flow across the top of the entry road. The pavers were heavier than planned (which can be a good thing). We have had many complaints about the large "Corn plant looking" plants on either side of the gate. He stated that they were hardy growing plants and we should give them a year to grow and then revisit. The plants have been used in several HOA areas along the Gulf Coast with success. Greg stated that Rene (Executive Landscape) stated that he would come back in a year and fix anything that was wrong. Rene and his company have installed over a million square foot of pavers and they have not had any issues but they stand by their work and if something goes wrong they will come out and make it right.

**There were no comments.**

**Renovation to the front fence and road upgrade.**

JD Anderson brought up that the last time an estimation to resurface the circular road was done it was about \$100K which is about \$2500 per lot. We could do some painting on the fence area around the entryway this year and look at full replacement next year. Greg Carleton stated that replacement of the fence would not be wood but the same that was put around the pool. A good figure to use, which would include replacing of some of the posts etc., is about \$60 a foot. Alan Manning stated that since we had spent a good deal of money on the front entrance we should not go cheap on the fence. Joe Mirabile suggested that the new board should tackle the issue of working on the front and possibly consider putting flagstone around the big support areas etc and really give it a first class look. There was a call to replace the "backflow" pipe that is wrapped with black foam and sits in front and to the side of the pool. Joe Mirabile stated there was an issue with replacing the stop sign and John Bridges stated that the PVC covering had been bought and the stop sign was going to be shortened and fixed within the month.

**Sidewalk Painting.**

John Bridges stated that there is \$5K in the budget to paint both the sidewalks and the curbing. There is sections of the sidewalk that are bare concrete. Do we paint those sections and leave the rest until the road is resurfaced? Tom Allison stated to paint the unpainted ones and leave the rest to coincide with the road resurface. Bob Massey inputted to have the new board lay out a budget for maintenance and capital improvement of which sidewalk painting will be part of. **There was general agreement among the HOA members to paint the unpainted areas and lump the total sidewalk re-paint into the improvement budget.**

#### **Parasol Website.**

Opening discussion led by JD Anderson. Currently the website is a link to Key Concepts web page. Do we want to continue that with SRM (link) or a stand-alone page that incurs a \$1K set up and Webmaster to maintain it. **Consensus was to have SRM link the Parasol page to their web page.**

#### **New Florida landscape rules and the integration with the “Ferocious Perdido Beach Mouse”.**

JD Anderson established the current context. We thought there were 3 lots (the first three on back row as you come in the gate and turn right.) that were not subject to the new rules. That has recently changed. Currently it appears that if you have a developed lot you are bound under the Parasol landscape covenants, if you have an undeveloped lot you are going to have to go through the regulations that coincide with the protection of the PBM. Joe Mirabile stated that Tim Walden (building a new home on an undeveloped lot) should fight that battle about being required to build according to the recent doctrine. JD Anderson then read a letter from Tim Day (environmental chief) outlining the requirements for new homes at Parasol. There was comment from the floor that the PARB should somehow come up with guidelines that incorporate the new regulations with the current Parasol landscape requirements (at least in the front part of the lot). We should consult with a landscape architect so he can suggest ground covers etc that combine both. Alan Manning agreed. **There was a motion to have the PARB consult with a landscape architect to determine a. The feasibility of combining the rules and then b. what would be the plants etc that would accomplish that. Motion was approved**

#### **PARB and BOD New Members**

BOD: Jim Ginter, Bob Massey, Mike Mouron, and Tim Walden. A motion to nominate and accept these new members was **approved**.

PARB: Greg Carleton, Tim Walden. A motion to nominate and accept these members was **approved**.

Discussion of staggered terms for board members. JD Anderson stated that we had not been able to execute staggered terms in 23 years. No further discussion on feasibility of staggered terms. Joe Mirabile brought up the number of folks on the board which was 7. There was no further discussion on that point.

### **Scope of the Boards Authority**

JD Anderson led the discussion. Two examples 1) the board should be able to make a decision if we have a saltwater pool or fresh water pool-JD stated that he felt that should be an owner decision; 2) that for anything under a \$1K we could dispense with a board member countersigning a check and just let the management company handle that. Bob Massey stated that the banks would not be held responsible for a lack of 2 signatures. Cherie (Key Concepts) stated that only a very small percentage of bills are under \$1K. At this point Tommy Allison, brought up the Saltwater vs Freshwater pool. In his research saltwater generator change every few years, changing chemicals as well as the potential corrosion to equipment that is partly submerged would not provoke any cost savings in his mind. Bob Thomas stated that if you are given a budget in certain areas that the homeowners approve then you should be able to act within those budget constraints without ensuring everyone is drawn into the conversation. If however there are issue that come up where the budget had not been specified then that is where other folks need to be brought in for agreement. Alan Manning reiterated that we want to manage the association with as much efficiency as possible. He stated that we should continue to let the board manage the budget that was approved in the best way possible. Often, parts of the budget are approved against a specific project. However issues can come up in the middle of the year that may require action. If we have a \$50K item then we would naturally want as much input as possible from all home owners, but if it is a \$5K item, then we could schedule a discussion at one of the quarterly board meetings send out notice so that any homeowner that wanted to participate either by mail, phone or in person could. Jim Ginter brought up the fact that there is a difference between discretionary funds where you make some type of design change such as the saltwater vs freshwater pool. There is no emergency on that, the board can do research and allow input from any one. There are other issues where the board must react (non-discretionary) to protect everyone-aftermath of a hurricane-fence being blown down by a tornado etc. It would seem to him that each one of these are fairly clear and the board can act in a certain manner depending on the issue. Bob Massey stated that perhaps there may be a dollar value where if you have something that is excess of that you get buy in from the other home owners. Bob's bottom line is that in all the years he has been part of Parasol and the times when he was part of the board, the board has always operated in the best interest of the homeowners. John Bridges agreed that overall things have worked pretty well. Joe Mirabile stated that the board is made up of members of the homeowners and we should let the board manage and we have a management company that we should rely on for their expertise and they will tell us what they think and then the board will make a decision. Dribbling down to the owners for decisions like as has been discussed is silly.

**There was no further discussion on this item.**

### **Enforcement of the Covenants-**

JD Anderson brought up the issue that notice sent out to 18 homeowners that

there were issues such as painting etc. that needed to be fixed. 6 have responded and either fixed the issues or stated what they were planning on doing. 12 have not responded. How long do we want to give the 12 non responders to communicate what their intentions are. Greg Carleton thought that this was a perfect project for the new management company. **Very short discussion ensued and it was left that we would work with SRM to get that done.**

### **Use of Parasol Facilities by Non-Family Local Area Guests**

An individual came into the community, parked his bike by the pool and when he was questioned as to who he was and why he was here-the answer was that he was a friend of a specific homeowner. JD Anderson stated that when someone like that comes into the community the very least that is expected is that the homeowner is there with them.

Greg Carleton also stated that guests should park in the home owners drive that they are visiting. Recently, one of the walkovers was blocked because 4 cars were parked in front of it. He added that SRM should take for action contacting the homeowner and telling him/her that there are guest breaking the rules. The rules in the covenants are there we do not need to make any more new ones simply enforce what is in existence but hold the home owner ultimately responsible. Bob Thomas stated that he hoped we would go neighbor to neighbor first to correct an issue prior to having SRM act as the Gestapo. If our neighbor states "the hell with you I and my guest can do what we want" then we take it to SRM. JD Anderson also chimed in with "I hope we would the do reasonable person theory." Buddy Bloch indicated that it was neighbor that told him about the life flight from his house. His friend of 40 years , who was using Buddy's home for a vacation, left his car running inside Buddy's garage all night. His wife and youngest child wound up with carbon monoxide poisoning. His friend never told him until asked. Alan Manning stated that he felt people were mostly clueless about what should be expected. There are a set of rules that were published about 4 years ago. JD Anderson said we would get them sent out again. Tommy Allison stated that we have had problems with guests leaving their tents etc. for long periods of time. He suggested that we meet with the Sheriff and find out what words can be used on a sign. Another home owner responded that they had already talked to the Sheriff and that they were told to draft it up and they would take a look at it and recommend the exact wording that they could enforce. Tommy Allison stated that Grand Caribbean had hired a person to run interlopers off the beach that were not supposed to be there and that all individual home owners and guests were given wrist bands to wear. We should consider having guest wear wrist bands to the pool and beach. Greg Carleton stated there were no laws that could be enforced on the beach. Is there anything in the covenants that says we should bring things up from the beach every night? This was a very back and forth conversation on both sides of the issue as to what we could or could not do. A tent had been put in the dunes the other day. Tom Allison made a motion that the board explore a plan to construct a sign on the west and east sides of Parasol beach property that

informs everyone about taking things down every night. Further discussion was done. Greg Carleton talked about dune signs or turtle nesting signs and that those are the type of signs we want. Anything that can help us protect the dunes are the type of signs that we need. Greg talked about the homeowner that was here in Parasol and publishing on his website that he was cutting a path from his house to the beach through the dunes. No further discussion.

### **Approval of 2017 Budget**

John Bridges briefed the budget. **Highlights**-We should not have any gate expense, and there is \$5K in there for painting of the curbing if we resurface the street. Landscaping \$25,650 there is a reduction in the contingency expense from \$5K to \$1200. Pool added additional money for pool cleaning. There were complaints about the pool water and we had a big number of people that used it so cleaning during the summer was upped to daily. If it does not need it we won't do it. Bob Thomas asked that John had not explained why if we increased the cleanings we reduced the pool amount. John answered that we had done all repairs etc. and that money spent last year eliminated the need for certain money this year. Utilities the same. Important amount to take notice of is that we should get \$23K in the reserve fund for next year and that the owners should consider if they want a big reserve or a small reserve and deal with special assessments. Joe Mirabile stated that the owners can't think about anything until the board has done a reserve study and given the owners what needs to be spent and how much it is. Alan Manning voted to approve the budget. It was seconded and voted to approve. Tommy Allison brought up the fact that the gate on Greg Carleton side of the pool needed the latch adjusted since it was not closing all the time. Also Stainless Steel on the SE side may be of inferior quality since it is already showing signs of wear.

Meeting adjourned.