

**Parasol HOA Board of Directors Meeting  
Saturday 14 April 2018**

**Call to order at 9:00 AM**

**Members Present:** Bob Massey, Bob Thomas, Greg Carleton, Joe Mirabile

**Members on Phone:** Jim Ginter, Tim Walden

**Homeowners Present:** Charles Vick (PARB Chair), Gail Thomas (PARB Member), JD Anderson

**Homeowners on Phone:** Penny Esworthy, John Bridges, Jan Walden

**General Administrative**

The minutes of the February 2018 BOD meeting were approved. The BOD unanimously agreed that Greg Carleton, as both a member of the HOA BOD and as a party to the lawsuit against the BOD, would 1) retain his membership on the BOD and 2) recuse himself during any discussion of the lawsuit.

**Financial**

Tim Walden will contact the property owners who have not completed payment of the special assessment which was due January 31, 2018. Tim reviewed the financial report submitted by our property manager, Etheridge Property Management Co., with his assessment that: **1)** Overall the report was very confusing **2)** Several accounts had been lumped together vice being separated **3)** He could not analyze the report to determine over or under budget

- *Items 1,2 and 3 above were reviewed with the Etheridge accountant. She agreed to make those adjustments and some others that Jan and I requested.*

**4)** Computer system used was 'Peach Tree' (old system) vice 'Quick Books' (a more commonly used system that all BOD members recalled as what Etheridge Co. said they used)

- *The Etheridge accountant confirmed that they use Peachtree accounting software. This explains part of items 1-3 above.*

The BOD unanimously agreed that Tim would contact Etheridge Management Co. about the expectations of how future financial reports would be submitted.

**Renovations**

Greg Carleton provided the following: 1) The fence (slats) around the Parasol property is finished 2) 4 post caps between Joe Mirabile and Lands End and 1 post cap at Buddy Block's remain to be installed 3) There will be 3 palm trees planted at the front gate area 4) Executive Landscape will replace the bad flat tiles and bullnose tiles in the pool area 5) the gate area has been upgraded and the aluminum supports will be patched and painted 6) Beach signs will have simple but enforceable "Private Property"- "No Trespassing" There will be 10+ signs. Greg and Bob Thomas will take care of the placement of the signs.

### Lawsuit

Joe Mirabile and Jim Ginter provided the following update: 1) There have been mediation attempts by members of the board with both parties without resolution 2) Proposals from both parties as to vegetation height on the gulf front property has not succeeded. 3) It is anticipated that the next phase (depositions etc) will begin in the near future.

### Legal Expenses

~\$10K has been spent, of which ~ 70% was for the attorney to formulate the Letter of Opinion on what could and could not be litigated as pertaining to “view” of 2<sup>nd</sup> tier home owners. The BOD will attempt to keep the spending on legal fees to a minimum while the litigation continues.

### Process For Building Homes in Parasol

The BOD unanimously agreed to 1) Transfer chairmanship of the PARB from Charles Vick to Tim Walden. Charles Vick will remain on the PARB 2) The BOD will retain Mr. Jim Bozeman or some other outside professional to assist the PARB with ensuring that plans for new homes have met requirements 3) The process for building a home in Parasol, as authored by Jim Ginter, is approved in principal and the PARB can adjust as necessary 4) Tim Walden, as PARB Chair, will facilitate the occurrence of any meeting that the owner/builder needs 5) The PARB Chair will request that potential home builders submit requirements electronically 6) The steps in the building process, when finalized, will be posted on the Parasol HOA website 7) Charles Vick will request a final set of plans from the owner of LOT 18A prior to final approval 8) Bob Massey will talk to Jay Fraiser about the language to use in response to the owner of LOT 5B who is submitting plans for a potential home.

### Covenant Amendment

The BOD discussed a potential amendment to the Parasol covenants concerning the utilization of HOA homes for vacation rental. Bob Thomas will research various sources concerning vacation rentals (Penny Esworthy will assist him). The BOD will present findings and recommendations to the homeowners at the annual HOA meeting.

**Meeting was adjourned at 1035 AM**