

Parasol Board of Directors Meeting Jan 21, 2017 10AM at Key Concepts.

Attending: Joe Mirabile, Bob Thomas, Greg Carleton, Bob Massey. On phone: Mike Mouron, Jim Ginter, Tim Walden. Property Owner: Ms. Penny Esworthy. Key Concepts: Cherie.

Minutes from last meeting: Reviewed and approved.

Election of Officers: Jim Ginter, VP; Bob Massey, Treasurer; Bob Thomas, Secretary. Joe Mirabile had previously been elected as President. Slate was approved.

Formation of Committees: The following committees were formed: Physical Facilities-Principals-Greg Carleton and Mike Mouron; Architectural Review-Principals-Charles Vick, Tim Walden, Bob Massey; Landscaping-Principal-Jenny Legge; Financial Statements, Bob Massey; AdHoc-Jim Ginter.

Bob Massey suggested that the principals recruit more women to the committees to which everyone agreed Principals are encouraged to recruit for their committees folks who they feel have the best expertise and more importantly are willing to actively participate.

Financial Statement: There was discussion of simplifying the financial statement. Bob Massey has for action.

Status of 2016 Renovation: 1) Painting of the fence in Bob Massey's yard -rain had kept the wood wet and it needed to dry. 2) in July, Executive Landscape will come out and develop a punch list as to what needs to be repaired/replaced and fix it. Nothing is being held in reserve. Physical Facilities will also work on a punch list. Jim Ginter added that there was some trim on the pool house that was unpainted.

Other Issues: A general round table discussion started of what were the next targeted items of work. Road etc. Bob Massey emphasized that whatever we plan on doing for upgrades we really need to get a bigger majority of the homeowners to buy into the plan. The direction taken (except in the case of obvious need or major disaster-Hurricane Ivan) should be guided by the results of the "Parasol Homeowners Survey". To this end, Jim Ginter (AdHoc) talked about the makeup of the questionnaire to the homeowners. He will prepare a draft of the questionnaire "about the future of Parasol" to determine the issues, attitudes, and level of enthusiasm for projects of various size from the totality of the homeowners. Comments about property owner's propensity to build a residence in Parasol will, hopefully, come out in this survey. We should push to get everyone engaged. Jim Ginter hopes that the return on the survey is 75-80%. He will design open ended questions as well as allow the respondent to add clarification/enhancement. The end game is to build a broader perspective of the owners on what Parasol should be.

Working in parallel with the prospective "Parasol Homeowners Survey" the Physical Facilities Committee is to identify and establish some value to the common elements (if they can), which ones we should put reserves against along with an estimated replacement dollar figure, given their age and condition (Include retention pond and pipe under the road.) Of specific note, the PF committee should get quotes for the replacement of the fence on Johnson Beach Road (wood and vinyl) Spacing of the pilaster's will have to be taken into account since there is different spacing (8 ft and 40 ft) Joe added that he would like to see an option of facing the pilasters and putting a cap on top.

Joe asked Tim Walden if there was an issue of the right side entrance fence (fence perpendicular to Johnson Beach Road) encroaching on his property. Tim stated that he had the survey done and that he

had not heard of an issue. Tim has had his beach mouse habitat approved and 90% of the house plans are complete. Penny commented that it took a year for her to get the beach mouse habitat approved.

Signatures required on checks-It was agreed that checks under the amount of \$1000, written by Key Concepts in the conduct of business relating to the Parasol Home Owners Association does not require an additional signature from a member of the Parasol Homeowners Board of Directors.

Mike Mouron asked if anyone knew of the laws about private beaches as ownership of that beach front adds value to the lot. Overall-ownership goes to the mean high tide which can change due to the changing mean high tide. It was further suggested that Mike talk to JD Anderson or Tommy Allison who have looked into this issue extensively.

Discussion of next meeting date. Send an availability date in March. Jim Ginter will start to build his survey on Feb 1.

Meeting adjourned.