

# PARASOL HOMEOWNERS ASSOCIATION

Annual Meeting  
September 1, 2018

## Minutes

### LOTS REPRESENTED:

Allison – PROXY	Legge
Anderson	Manning
Blakeney – PROXY	McMurphy – PROXY
Bloch	Mendrek
Bridges	Mirabile Trustee (x2)
Buchanan – PROXY	Mirabile
Buelow – PROXY	Mouron
Carleton	Nicholas
Desianna Properties	Plimpton
Dichiara (x2) – PROXY	Reveendran – PROXY
Dunagan – PROXY	Taylor – PROXY
Felton – PROXY	Thomas
Ginter	Tofe
Glassell – PROXY	Vick
Hill – PROXY	Walden – PROXY
Jacobsen – PROXY	Zezulka
Landry	

### ALSO, IN ATTENDANCE:

Kevin Etheridge – Association Manager  
Jay Fraiser – McDonald, Fleming, Moorehead: Association's Attorney

### CALLED TO ORDER:

The meeting was called to order by President, Bob Massey, at 10:00 a.m. Bob Massey introduced Board of Directors Thomas, Ginter, Walden, Carleton. He also introduced Kevin Etheridge of Etheridge Property Management as the Association Manager.

### ESTABLISHMENT OF A QUORUM:

A quorum was established with 35 of the 42 lots represented either in attendance or via proxy.

### APPROVAL OF MINUTES:

The September 2, 2017 Annual Meeting Minutes were reviewed by Bob Thomas. A motion was made and seconded to approve the minutes. Motion passed, unanimously.

### NOMINATION FOR BOARD OF DIRECTORS:

Currently, the association has five (5) Board of Directors. Bob Massey, Bob Thomas, and Greg Carleton have expiring terms. Since there was only one (1) homeowner that has agreed to become a Board Member, Bob Thomas indicated that he would stay on the Board to ensure that all of the

seats were filled. A motion was made to accept Ken Zezulka to the Board of Directors. The motion was seconded and passed unanimously.

### **FINANCIAL REPORTS:**

Bob Massey provided an overview of the association's Financial status and particularly reviewed legal expenses which have impacted the budget. It is the desire of the association to maintain at least \$50,000.00 in Reserves at all time, based on the association's Reserve Study. There was some discussion for the need to raise association fees, but most members at the meeting did not support an increase in dues, at this time.

### **FACILITIES – Greg Carleton:**

Greg Carleton reviewed the improvements to the association's common areas. Particularly, the new entrance and entrance gate, as well as the perimeter fence on the north side of the property. Although, the pool filtration system has not been done as planned, the association was able to complete improvements staying under the budget for these projects.

### **LAWSUIT – Jim Ginter:**

Jim Ginter gave a brief general overview of the association's lawsuit; however, intricate details could not be discussed at this meeting. Jay Fraiser, the association's attorney, was able to convey that we are hopeful that there will be a resolution that will be agreeable to both parties in the near future.

### **ARCHITECTURAL REVIEW COMMITTEE REPORT:**

The Architectural Review Committee provided a brief report that new home activity has definitely increased during the past year. The Architectural process for reviewing plans and improvements was discussed.

### **COVENANT AMENDMENT PROPOSAL & RULES – Jim Ginter / Jay Fraiser:**

Jim Ginter opened the discussion the Covenant Amendment, indicating that it is the intention of the Board of Directors to mirror the wishes of the owners with regard to its Covenants. Homeowners in Parasol have both an emotional and a financial investment in their property. Jay Fraiser clarified that he represents the entire association and not just any individual owner or the Board of Directors. Jim Ginter explained that the Board is placing a motion on the floor to amend the Covenants as follows:

1. Not allow rentals in Parasol
2. Allow those properties within Parasol that currently rent properties a 12-month moratorium to phase out their rental.
3. Approve a provision which allows for longer term leases (12 months or longer)

The motion was seconded and there was discussion.

John Bridges moved that the motion be amended to permit leases of six months duration instead of twelve months minimum. The motion was seconded. John commented that some owners prefer to rent their property as well as use the property for themselves. A 90-day lease term was also suggested. It was also noted that the Board of Directors should approve long term leases through the property owner or their rental management company.

A question arose from the floor asking if rentals would not be considered running a business, therefore, a violation of the Covenants. Jay Fraiser explained that rentals are not considered a business, so the Covenants did not have influence on this.

Jay suggest that with the recording of the results of the vote on the proposed amendment, rules may be adopted from time to time by the Board of Directors. It was suggested that a standard lease form be drafted for all Parasol rentals making all leases uniform.

After discussion, a vote on the amendment was taken by closed ballot. The amendment failed by a vote of 21 “no” to 15 “yes”. The original motion of 12 months minimum length long-term leases stood.

Next, there was a motion by David Landry, seconded by Greg Plimpton to amend the original motion to phase out rentals over a period of 3-years instead of 12 months. After discussion the owners voted by secret ballot. The amendment was rejected by a vote of 26 “no” to 10 “yes”.

A motion was made by Greg Plimpton and seconded to amend the original motion to extend the 12-month moratorium to 24-months. After discussion a vote was taken by secret ballot. The amendment was rejected by a vote of 18 “no” to 11 “yes”.

A secret ballot vote was then taken on the original motion. The motion passed by a vote of 33 “yes” to 3 “no”.

Attorney, Jay Fraiser, indicated that joinder agreements would be sent to all owners in Parasol and an amendment to the covenants would then be recorded.

#### **OPEN FORUM – General Discussion:**

It was suggested at the meeting that the association consider security cameras for the gate and pool area. It was also suggested that access to the pool area could be restricted using electronic fobs or key code. The Board will consider both of these suggestions.

It was suggested that Architectural Deposits should be increased from the current amount of \$2,000.00. The Board of Directors will consider this increase, based on incidents that have occurred over the past year.

It was noted that the temporary / service vendor code for the entrance gate should be changed periodically. Etheridge Property Management will have the gate code changed and distribute the new gate code to the homeowners.

#### **ADJOURNMENT:**

There being no further business, the meeting adjourned at 12:30 p.m.