

Parsons Pointe Homeowners Association, Inc.
Member Meeting
January 5, 2006
Evans Park Recreation Center
1104 North Kingsway Road
Seffner, Florida

Minutes

Call to Order: The meeting was called to order by Elmer Messerschmidt, President at 7:10 p.m.

- **Verify Quorum-** It was verified that quorum was present. 4 homeowners present (board members). Elmer Messerschmidt- President, Gladys Alvarez-Treasurer, Henry Robles Jr.- Secretary, Amanda Smith-Vice President, and Doug Pinner from McNeil Management.
- **Confirmation of Proper Meeting Notice-** It was confirmed that the signs for the meeting had been posted in a timely manner at least 48 hours in advance of the meeting.
- **Reading of Minutes-** Elmer Messerschmidt motion to waive the reading of the previous meeting minutes but instead to have board members read at their own leisure. Amanda Smith seconds the motion. Unanimous vote. Motion carried.

Financials- Financials were reviewed by Amanda Smith, Treasurer.

Account Balance as of December 31, 2005 was \$152,566.40. This includes \$55,922.37 in Colonial Checking, \$30,793.85 in the Money Market, \$5,032.09 in the Reserve Account, \$20,282.43 in a 18 month [CD@3.4%](#), \$20,216.27 in a 92 month [CD@2.8%](#), \$20,249.39 in a 180 days [CD@3.0%](#). Expenses were \$2,951.73.

- The HOA as of 1/5/06 has two delinquent accounts for dues. Unit 2082 and 2099. It was announced that unit 2099 filed for bankruptcy which will make collection difficult. McNeil Management to check status of delinquencies.

Unfinished Business

- Elmer Messerschmidt announced that the Parsons Pointe signs are ready and the board agreed to place one sign in front of the berm at the US 92 entrance and the other sign at the Parsons Pointe cul-de-sac. Motion made by Elmer Messerschmidt, seconded by Amanda Smith.
- McNeil Management will be contacting legal council against commercial vehicles that are parked against Association By-Laws.
- Request made to McNeil Management by the Board to please update the community website with the names of the new board members with elected titles.
- Elmer Messerschmidt reported that a fence on US 92 is in deteriorating condition and needs repairs. McNeil Management reported that contact is still pending with the bank that owns the fence.
- McNeil Management reported that the sidewalk repairs on the Parsons Avenue side of the property are scheduled for June 2006.

New Business

- Motion made by Elmer Messerschmidt to place decorative plants in front of a berm behind Amanda Smith's home. Cost not to exceed \$300 dollars. Seconded by Amanda Smith.
- Motion made by Amanda Smith to place three quad electrical outlets at both entrances for the purpose of Christmas decorations. Two outlets at US 92 entrance and the other at Parsons Pointe entrance. Estimated cost \$800. Elmer Messerschmidt seconded the motion.

- McNeil Management reported that the cost of mailing the Parsons Pointe Survey would be approximately \$330.86. That cost is expected to increase once the pre-addressed stamped return envelopes are factored in. The survey was introduced by Henry Robles, Jr. in an effort to determine how to increase community participation.
- There is a new Board opening for the position of Director. If anyone in the community is interested in this position, please contact McNeil Management for more information.
- McNeil Management to investigate a section of land that the county still has designated as belonging to Parsons Pointe Partners, LLC. McNeil will help to clarify discrepancy in order to determine who is responsible for maintaining that portion of land.
- Amanda Smith notified the Board about suspicious and possibly illegal activity that has been occurring in the community during late hours of the night. Suspicious vehicles have been spotted and the Sheriff's Department has been notified about such activities. All Homeowners are encouraged to monitor their properties and report any illegal activity to law enforcement.

Adjournment

- All meeting dates will be posted on ParsonsPointe.com and our next meeting is tentatively scheduled for April 13, 2006.
- Motion by Elmer Messerschmidt to adjourn @7:55pm Amanda Smith seconds. Unanimous vote. Motion carried.

Secretary

Date