

Parsons Pointe Homeowners Association, Inc.
Member Meeting
July 13, 2006
Brandon Recreation Center
510 Sadie Street
Brandon, Florida

Minutes

Call to Order: The meeting was called to order by Amanda Smith, Vice-President at 7:15 p.m.

- **Verify Quorum-** It was verified that quorum was present. 5 Homeowners present. Amanda Smith Vice-President, Henry Robles Jr.-Secretary, Gladys Alvarez-Treasurer, Richard Brown (Homeowner), Angel Alvarez (Homeowner), and Jennifer Conti 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. Notice of meeting was also sent via Parsons Pointe Times newsletter.
- **Reading of Minutes-** Amanda Smith motion to waive the reading of the previous meeting minutes but instead to have Board members read at their own leisure. Richard Brown was given a copy of the previous meeting minutes to review. Gladys Alvarez seconds the motion. Unanimous vote. Motion carried.

Financials- Financials were reviewed by Amanda Smith, Vice President.

Account Balance as of June 30, 2006 was \$154,514.28. This includes \$36,427.50 in Colonial Checking, \$51,214.71 in the Money Market, \$5,040.84 in the Reserve Account, \$20,623.60 in a 18 month [CD@3.4%](#), \$20,543.21 in 12 month [CD@5.0%](#), \$20,664.42 in a 7 Month [CD@4.35%](#). Expenses were \$3,654.30.

- The HOA as of 7/11/06 has 4 delinquent accounts for dues. Units 1905, 1919, 1925, 2011. All four units have been referred to the Attorney for action. Grand total for all delinquencies is \$860.00.

Unfinished Business

- The HOA along with McNeil Management are working with the owners of the corner lot of US 92 and Parsons for maintenance of the grounds as well as repairs to the chain linked fence that borders the property.
- Jennifer Conti from McNeil Management reports that any repairs to the sidewalks in Parsons Pointe may take up to a year before completion due to a backlog of other county repairs.
- McNeil Management reports that all appropriate notices have been sent by the HOA attorney to owners who violate the bylaws in reference to parking commercial vehicles on driveways. McNeil reports that owners are cooperating to resolve the violations.

New Business

- The HOA board was given a copy to review of the current notices that have been sent to owners for minor property infractions.
- The HOA board members were given copies by McNeil Management of all proposals that have been submitted by landscaping companies. The HOA wishes to terminate services with TurfGrass Lawn Care and a new company must be selected before the contract renews on August 1. All board members have reviewed the proposals and SharpeScapes has been selected as the new landscape maintenance vendor.
- McNeil Management submitted two quotes from UA and Sign Makers to make repairs on the Parsons Pointe signs at both entrances. UA quote was for \$1,600 and Sign Makers \$2,140.00. HOA board has requested that McNeil contact both companies and request a draft proposal of all the services that will be performed for clarification purposes.

- McNeil Management presented the issue of the PVC fence around the perimeter of the community that is in need of cleaning. HOA board requested that McNeil Management obtain a quote from Frank at Specialty Pressure Washing.

Adjournment

- Meeting Comments- Amanda Smith expressed her appreciation to Henry Robles, Jr. and Gladys Alvarez for their involvement in the creation of the Parsons Pointe Times Newsletter that was recently sent to the community. The newsletter has received positive feedback from the community.
- Our next meeting is scheduled for October 12, 2006 (Budget Meeting) at Evans Park. Meeting will begin promptly at 7pm. For more information visit ParsonsPointe.com
- Motion by Amanda Smith to adjourn @7:47pm. Gladys Alvarez seconds. Unanimous vote. Motion carried.

Secretary

Date

