

Parsons Pointe Homeowners Association, Inc.
Member Meeting
October 12, 2006
Evans Park
1104 North Kingsway Road
Seffner, Florida

Minutes

Call to Order: The meeting was called to order by Elmer Messerschmidt, President at 7:05 p.m.

- **Verify Quorum-** It was verified that quorum was present. 7 Homeowners present. Elmer Messerschmidt- President, Henry Robles Jr.-Secretary, Gladys Alvarez-Treasurer, Peter Holmes (Homeowner), Angel Alvarez (Homeowner), Pat and Larry Hanson (Homeowners) and Pamela Pinner from McNeil Management.
- **Confirmation of Proper Meeting Notice-** Budget Meeting Affidavit mailed to Parsons Pointe Homeowners on 9/20/06 by Pamela Pinner from McNeil Management. It was also 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 accept previous meeting minutes but instead to have Board members read at their own leisure. Gladys Alvarez seconds the motion. Unanimous vote. Motion carried.

Financials- Financials were reviewed by Gladys Alvarez, Treasurer.

Account Balance as of September 30, 2006 was \$143,844.68. This includes \$24,775.37 in Colonial Checking, \$51,521.27 in the Money Market, \$5,045.29 in the Reserve Account, \$20,798.23 in a 18 month [CD@3.4%](#), \$20,797.45 in 12 month [CD@5.0%](#), \$20,907.07 in a 12 Month [CD@5.50%](#). Expenses were \$4,185.11.

- The HOA as of 10/12/06 has 2 delinquent accounts for dues. Units 1919 and 1925, All units have been referred to the Attorney for action. Possible lien foreclosure on Unit 1919. Grand total for all delinquencies is \$430.00.

Unfinished Business

- The HOA is continuing to work with Hillsborough County to repair specific sidewalks throughout the community. Due to backlog from the County results are still pending.
- The HOA is also working with the bank owners from the common area property on US92 and Parsons to repair a stretch of fence along that intersection near the Parsons Pointe Street entrance. Currently, the owners have agreed to maintain the property through lawn care, however repairs to the fence that border the property are still pending.
- Motion from Gladys Alvarez to refurbish both Parsons Pointe entrance signs. Conditions that only one sign is completed with 50% deposit paid and final deposit not paid until HOA board is pleased with the results. Second sign to be refurbished once all work is completed and the Board is pleased with the results of the first sign. Henry Robles, Jr. seconds the motion, motion carries. It was estimated that the total cost of refurbishment would be approximately \$2,140.
- Motion from Henry Robles, Jr. to accept bid from SharpeScapes to replace plants and lighting at both entrances with one entrance completed first to the Board's satisfaction and second entrance to be completed thereafter. Elmer Messerschmidt seconds the motion however, requested a six month plan from SharpeScapes on the upkeep plan for the new landscaping.
- Motion from Gladys Alvarez to accept Peter Holmes as the new Director of HOA Board. Position is accepted by Mr. Holmes, Henry Robles, Jr. seconds the motion, motion carries.

New Business

- The HOA board was given a copy to review of the current notices that have been sent to owners for minor to moderate property infractions.
- McNeil Management reports that the HOA attorney after exhausting all options has filed paperwork for court proceedings on a specific homeowner with a commercial vehicle parking deed restriction violation.
- A copy of the Architectural Report was submitted to all board members for review.
- Henry Robles, Jr. motions to approve 2007 Budget/Assessment report, draft approved, Gladys Alvarez seconds the motion, motion carries.

Adjournment

- Director’s Comments- Mr. Holmes expressed his new interest in working closely with all HOA board members for positive changes to the Parsons Pointe Community.
- Our next meeting is scheduled for November 14, 2006 (Annual Meeting) at Evans Park. HOA board elections to be held. Meeting will begin promptly at 7pm. For more information visit ParsonsPointe.com
- Motion by Gladys Alvarez to adjourn @7:48pm. Henry Robles, Jr. seconds. Unanimous vote. Motion carried.

Secretary

Date

