

Parsons Pointe Homeowners Association, Inc.
Member Meeting
February 8, 2007
Brandon Recreation Center
510 Sadie Street
Brandon, Florida

Minutes

Call to Order: The meeting was called to order by Elmer Messerschmidt at 7:08pm.

- **Verify Quorum-** It was verified that quorum was present. 5 Homeowners present. Elmer Messerschmidt-President, Henry Robles Jr.-Vice President/Acting Secretary, Gladys Alvarez-Treasurer, Peter Holmes (Homeowner), Angel Alvarez (Homeowner), and Doug Pinner from McNeil Management.
- **Confirmation of Proper Meeting Notice-** 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-** Motion by Henry Robles, Jr. 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 January 31, 2007 was \$153,695.67. This includes \$33,133.16 in Colonial Checking, \$52,055.06 in the Money Market, \$5,051.03 in the Reserve Account, \$21,032.09 in a 18 month [CD@5.15%](#), \$21,139.47 in 12 month [CD@5.0%](#), \$21,284.86 in a 12 Month [CD@5.50%](#). Expenses were \$7,023.56

- The HOA as of 2/08/07 has 57 delinquent accounts for dues. All specific units have been mailed a late payment notice as of today by McNeil Management. Grand total for all delinquencies is \$11,200.00.

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. Elmer Messerschmidt requested a call to the County for an update for our next meeting.

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 mediation will take place against a specific homeowner for a commercial vehicle in view infraction. Mediation date has been set for March 9, 2007 at 9:30am and will require the presence of two HOA board members. Elmer Messerschmidt and Peter Holmes have agreed to attend. Homeowner will be required to pay \$200 for mediation fees and if the Homeowner does not attend, a lawsuit will be filed by HOA attorney.
- A copy of the current Architectural Report was submitted by McNeil Management to the HOA Board for review.
- McNeil Management reported that they are investigating on replacement letters for both Community signs. The heat from the sun is causing letters to become brittle and new letters will need to be manufactured from a different sun resistant material.
- It was determined that damage was caused to a section of fencing due to a vehicle accident on US 92 and Parsons Avenue. HOA has decided not to pursue restitution, and received an estimate on labor costs for replacement. McNeil Management reported labor estimate of \$720 and materials estimate pending from original fence company, McConney. It was determined that the fence will need further repairs due to initial improper installation.

Adjournment

- Director's Comments- Mr. Holmes agreed to investigate information on how the HOA may apply for several available Hillsborough County Grants for Community Improvement Projects. Further information to be presented.
- Our next meeting is scheduled for April 12, 2007 at Evans Park. Meeting will begin promptly at 7pm. For more information visit ParsonsPointe.com
- Current board position of Secretary is still available. For more information contact McNeil Management.
- Motion by Gladys Alvarez to adjourn @7:45pm. Henry Robles, Jr. Seconds. Unanimous vote. Motion carried.

Acting Secretary

Date

