

Parsons Pointe Homeowners Association, Inc.
Member Meeting
April 11, 2007
Evans Park Community Center
1104 N. Kingsway Road
Seffner, Florida

Minutes

Call to Order: The meeting was called to order by Henry Robles, Jr. at 7:05pm.

- **Verify Quorum-** It was verified that quorum was present. 4 Homeowners present and 1 visitor. Henry Robles Jr.-Vice President/Acting Secretary, Gladys Alvarez-Treasurer, Peter Holmes-Director, Jim Iverson-new board member, Gail Eckert-visitor, and Doug Pinner from McNeil Management.
- **Confirmation of Proper Meeting Notice-** It was also confirmed that the marquee 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 March 31, 2007 was \$153,745.17. This includes \$32,366.42 in Colonial Checking, \$52,344.92 in the Money Market, \$5,053.48 in the Reserve Account, \$21,203.44 in a 18 month CD@5.15%, \$21,306.89 in 12 month CD@5.0%, \$21,470.02 in a 12 Month CD@5.50%. Expenses were \$4,431.82

- The HOA as of 4/11/07 has 13 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 \$2,735.00

Unfinished Business

- The HOA board received word from McNeil Management that commencement repairs to the community sidewalks had been initiated by Hillsborough County.
- Gladys Alvarez reported that the letter kit for the marquee signs was received and new letters will now be used on the signs.
- McNeil Management reported that repairs to the section of damaged fencing on US92 and Parsons were now complete. Elmer Messerschmidt to perform final inspection to release payment to repair company.

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.
- A copy of the current Architectural Report was submitted by McNeil Management to the HOA Board for review. The board agreed that all requests to the Architectural Committee for property changes must abide to the Architectural Standards on Page 4 of the Declarations for the Association. No exceptions will be made to approve requests which require the height to exceed 6 feet or 100 inches of any object placed in the rear side of any property.
- McNeil Management was informed to investigate a complaint of a property owner misusing a household generator and take appropriate action as necessary.
- McNeil Management reports that mediation on March 9, 2007 with a property owner who is parking a commercial vehicle in the community was unsuccessful. The board has agreed to send a final warning notice to the homeowner allowing 30 days for full payment of legal fees and mediation costs and compliance to dispose of the vehicle or a lawsuit will be filed by HOA attorney. To date, the board has spent \$1,805.06 in legal fees and \$400 in Mediation costs.

