

PARSONS POINTE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 10, 2011

Evans Park Community Center
1104 N. Kingsway Road – Seffner, FL

Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President Smitty Messerschmidt at 6:51 p.m. The Board confirmed that the meeting notice was posted at least 48 hours in advance. Board Members Peter Holmes and Gladys Alvarez were present. It was determined that a quorum was established. Kendra Gustafson of McNeil Management was also present.

2. Reading of Unapproved Minutes

The Board reviewed previous meeting minutes.

On Motion: Duly made by Peter Holmes, seconded by Gladys Alvarez and carried unanimously.

Resolve: To waived the reading of prior minutes and approve them as presented.

3. Reports

Financials: Gladys Alvarez presented the financial summary. Manager reviewed Delinquent Account Report and indicated those properties that have paid since report was generated.

Notices: Manager presented Notice Report to Board.

Violations: Manager presented Violation Report to Board.

4. Unfinished Business

Marquee Sign: Manager indicated that Kevin Johnson has submitted a proposal to construct roofs over each marquee sign. Manager will forward copy of proposal to the Board for review and approval.

Violation Boundaries: Board indicated that they would like to review inspection notes and violation report to determine priority level of each violation.

On Motion: Duly made by Smitty Messerschmidt, seconded by Peter Holmes and carried unanimously.

Resolve: To table the discussion of violation boundaries until the next Board Meeting.

Community Newsletter: The Board indicated that a community newsletter will be generated soon for distribution.

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5. New Business

ACC – Exterior Paint Palette: The Board discussed the ACC (Architectural Control Committee) request to have the approved exterior color palette added to the community website. The Board agreed that this would be a useful tool, but stated that it is not going to be mailed out to each individual homeowner.

On Motion: Duly made by Gladys Alvarez, seconded by Peter Holmes and carried unanimously.

Resolve: To approve the addition of the approved exterior color palette to the community website.

Fence Cleaning: Manager indicated that a pressure washing proposal was received by Specialty Pressure Washing. The scope of the work includes the community PVC fencing along Parsons Avenue and US Highway 92. The Board indicated that they would like to hold off on the work at this time.

6. Adjournment

Directors Comments: Because there was no interest by any other homeowner, the Board indicated that the existing five (5) Board Members will serve as the current Board of Directors; Smitty Messerschmidt, Peter Holmes, Gladys Alvarez, Bernie O'Rourke, and Stephanie O'Rourke. All Board Member positions will remain the same with the exception of Smitty Messerschmidt now as Vice President and Peter Holmes as President. The Board also indicated that they would like to have all meetings held at the Mango/Seffner Library on Kingsway. If the library is not available, use Evan's Park as a back up location.

Next Meeting: May 24, 2011 at 6:30 PM

On Motion: Duly made by Smitty Messerschmidt, seconded by Gladys Alvarez and carried unanimously.

Resolve: To adjourn the meeting at approximately 7:30 PM.

Prepared by Manager on behalf of Stephanie O'Rourke, Secretary