

Parasol West Homeowners Association Inc.
Board Meeting
January 30, 2015

The meeting was called to order at 4:04. In attendance were Rick Columbia, Peter Clarke, Brenda Beumer and Ron Lock (by conference call). Greg McNabb and Andy Hall were absent. Also in attendance was Susanne Heck. A quorum was established. The minutes from the last board meeting were approved as written.

Peter Clarke gave the financial review. The budget was presented with income from dues stated as being paid by 50 of the 52 owners. Two homes are not paying at this time due to being in foreclosure. The association is in good shape. Maintenance is lower as the association has upgraded a lot already. Landscaping charges have been greatly reduced. Street lights have been added. The budget for 2015 was approved.

The entry gate has been updated. There is a discussion with Johnson Communications regarding individual codes for each owner.

Replacing the 20 year old pool and deck area was discussed. Large maintenance issues and inadequate size need to be addressed. Proposals have been obtained. The idea is to make the pool around 47% larger and to update the area around the pool. Ron Lock made a motion to investigate and move forward. A final proposal and financial plan including financing is to be approved at the next board meeting. Peter Clarke seconded. The motion passed unanimously.

The removal of the voting rights of lots 9B and 22A for non-payment of dues was discussed. The removal of voting rights for non-payment of dues is provided for in the documents (Article II, page 3, Section 4b of the Amended and Restated Declaration of Covenants, Conditions and Restrictions). Rick Columbia made a motion to remove voting rights from 9b and 22a. Peter Clarke seconded. The motion passed unanimously.

Trash cans being left out after trash pick-up was discussed. A draft of a letter to the offending properties was presented. Brenda Beumer made a motion that Peter Clarke send a re-vamped letter to the board for approval. The motion was approved unanimously.

The use of the boat slips by owners who do not lease a slip was discussed. It was determined that 5 consecutive days constitutes long term use of a slip. This was determined by the lease with DEP. This will be an ongoing agenda item.

The possibility of the building of 3 new houses in the near future was discussed. This is a positive point for Parasol West. The beach mouse issue is a constant in construction and will be discussed at the next meeting. Beach access will also be discussed.

There being no further business, Brenda Beumer moved to adjourn the meeting. Rick Columbia seconded. The meeting was adjourned at 5:01.