Meeting Date: October 22, 2019
Meeting Time: 6:30 PM
Location: Parkside Place Clubhouse
1309 Parkside Place
Indian Harbour Beach FL 32937

AGENDA

1. **Call to Order & Establish Quorum:** Jim called the meeting to order at 6:35 pm

2. **Roll Call (In Attendance):**
   - Jim Lawson-President (2019)
   - Randi Pollack-Treasurer (2020)
   - Donna Gensler-Secretary (2020)-By Phone
   - John Newell-Director (2019)-By Phone
   - Wil Miller – Director (2019)
   - Brenda Clark, LCAM-Leland Management
   - Homeowners in the audience – 12 per sign-in sheet

3. **Proof of Notice:** Proof of notice was confirmed as being posted 48 hours in advance per Florida Statute 720 requirements.

4. **Approval of Prior Meeting Minutes:** Meeting Minutes of September 24, 2019
   
   *Motion by Randi to approve, second by Wil, all in favor, motion carried.*

5. **Officer’s Reports:**
   - **President** – defer to Drainage Committee
   - **Treasurer** – Randi reported that there is $120,705.31 in the operating account; $302,834.79 in reserves; the income statement is under budget by $6,540.37; there were no reserve expenditures this period; owner balances – there is one unit currently three months delinquent and an intent to lien notice has been sent. The next step would be sending this account to the attorney.
   - **Secretary** – No report
   - **Director** – John Newell – No report
Wil Miller –
  • Natural Harmony is ordering three lamp posts.
  • Jim asked Wil to have Brandy coordinate the Spectrum equipment installation for the office/clubhouse.
  • Kendall Signs – won’t change quote regarding the change in size of the sign. Berry Signs provided a quote for the routed high-density foam, 1 ½” minimum depth, 22” x 14”, two-color. Wil can work up the art to submit to Berry Signs. Natural Harmony will pick the signs up when they’re ready and install them. The total quote from Berry Signs is $4,835.12. Save sign posts, NH will pick up and install signs. **Motion to approve expenditure by Jim, second by Randi, all in favor, motion carried.** (This will be paid out of the operating account)

Committee Reports:

Clubhouse - No report

Drainage - Jim reported that both the City of Indian Harbour Beach and Publix state that they’re ready for a conference call with the association but area not scheduling this call. Publix is placing the burden on the City and vice versa. Randi questioned whether the association can request some type of arbitration. Will questioned whether this issue can be placed on the agenda for a City council meeting

Outreach – No report

Social – Doris – They are prepping for the Annual Fall Festival Dinner

ARB – No report

Compliance – No report. The committee has not yet culminated and needs a chair person. The committee consists of Donna Gensler as the board liaison, Claire Dukes, Laura Higginbotham Patty Miller, Ann Parchinski and Ken Sheinkopf

Landscape – Wally Berger reviewed the landscape report with the board.
  1. Clean-up low hanging/dead fronds - to be done by landscape committee, not by lawn company
  2. Light trimming in select hammocks - to be done by landscape committee, not by lawn company
  3. Install a tree replacement (funded)
  4. Remove queen palm from pool area (funded) – Jim commented that the board received one quote for $400 to remove the larger palm and are requesting an additional quote for the smaller palm as these trees are in an area where the cause of a leak needs to be determined.
  5. Remove dodder vine infested oak tree behind unit 1506 – not to exceed $500
  6. Plan and install plants in 10 driveway strips – not to exceed $4,000
  7. Two passes at the hammocks – 3 days, 6 man-crew – not to exceed $6,000
Motion to approve the above expenses by Randi, second by Wil, one opposed (Jim), all in favor, motion carried.

Manager’s Report – Emailed to the board on 10/15/2019. No questions, no comments.

6. Old Business:
   - Final Quotes for Replacement of Building Signs – discussed in director’s report above.
   - Wil mentioned that we are still trying to get a second quote for pool resurfacing.
   - ARB Request re: Whole Home Generator – Donna tried to “hear” a generator, but the vendor did not have one for her to listen to. Randi suggested waiting another month to vote on this or vote without that information.
   - Wil stated that it was initially thought that the generator could be placed behind the unit but was told it has to be 10’ in front of unit near the gas meter. It will also impede sidewalk, restricting access to home, etc.

Motion to deny was made by Wil, second by Randi, all in favor, motion carried.

Wil did state that in the event of emergency or loss of electricity he would volunteer to set up a portable generator for a neighbor.

7. New Business:
   Review/Approval of 2020 Annual Budget - Randi thanked the budget committee (Bob Carvin (404), Wayne Van Syckle (508), Beverly Zigmunt (1008), Margaret Gula (2109), and Kent Bolton (2404) for coming up with proposed budget. Wil Miller sat in as well.

Randi reviewed all major categories of the budget and noted that there are increases in several categories.
   - Cable has increased due to the new agreement with Spectrum for TV and internet, but the individual cable bills will decrease as the HOA is now paying for internet. Homeowners should see a difference of $40 to $50 per bill.
   - Insurance will go up as there is a projected 12% increase for 2020
   - Landscaping – the current vendor provided a proposal for 2020 that contained a 15% increase. As the association is going out to bid for a new lawn care company it should be anticipated that this cost will be higher in 2020.
   - Irrigation – the system is fragile and needs additional and continued repair.

In placing the prior year’s surplus into operating, along with the $12K signing bonus received from Spectrum, the monthly HOA fee will increase $10 per month.

There was much discussion by the board regarding the reserve account, budgeting overall and the prioritization of projects that need to be completed in the community. The main unknown factor is the cost of resolving the drainage issue, therefore, dispersing large funding for other projects may be prohibitive. The board is aware of the list of projects that need to be done and will address those as funding permits.
Motion for total annual assessment income of $522,240.00 plus prior year’s surplus of $11,228.16 for a total income of $533,468.16.

Motioned by Randi, second by John, one opposed (Jim), motion carried with 4 in favor, 1 opposed.

Motion for annual assessment per home for 128 townhomes at $340 per month.

Motioned by Randi, second by Wil, all in favor, motion carried.

Acknowledgement of no management fee increase.

Motioned by Randi, second by Wil, all in favor, motion carried.

Motion to approve 2020 proposed budget

Motion by Randi, second by Donna, one opposed (Jim), motion carried with 4 in favor, 1 opposed.

Ratification of expenditure of repair at 208/210 Parkside Place

Motion by Randi, second by Jim, all in favor, motion carried.

8. Adjournment:
Motion to adjourn was made by Wil, second by John, all in favor, motion carried.
The meeting was adjourned at 8:00 pm.

9. Open Forum:

1902 – Note that the phone is not working at the pool and clubhouse.

204 – Requested some type of plant replacement where oak tree was removed in front yard.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM, Leland Management

APPROVED: December 10, 2019