

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING OCTOBER 27, 2015 6:30PM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE NOVEMBER 24, 2015 MEETING

Open Forum:

Resident comments:

1607- Homeowner commented on a tree that is leaning and need to be repositioned by the North side of the clubhouse parking space pad.

1104- Homeowner wanted to thank the social committee for the event that occurred this past weekend. It was well planned and she appreciated the efforts by the committee.

2301- Homeowner requested an update of the cones located in the pool area that is still there for a long time and when it will be removed.

1106- Homeowner wanted to bring to the Board attention about the foul language being used by the vendors in the pool area. Also what is the means to communicate with the Board in request to issue throughout the community pertaining violations? Lengthy discussion ensued on this topic. Ronna Ellerbeck suggested a letter to be sent out to all the residents about the homeowner responsibility with maintenance with their units. Randi Pollack discussed on having a Town Hall Meeting to discuss some of the matters pertaining homeowner responsibilities.

1104- Homeowner commented on the landscape light constantly being knock over throughout the community and requested Paradise Lawns to be cautious about this item. Randi Pollack will be having this discussion with Brandy about additional protection to set up with the landscape lighting.

Call to order:

The meeting was call to order by Randi Pollack at 7:00 PM.

Establish a quorum:

Andy Weeks (2015)

Mike Drushal (2015)

Randi Pollack (2016)

John Newell (2016) via speakerphone

Vivian Carvalho with Leland Management, Inc. was present along with various members from the audience.

Approval of Minutes:

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The Board reviewed the meeting minutes from September 22, 2015.

A motion was made by Andy Weeks to approve the meeting minutes as presented. The motion was seconded by Mike Drushal. All those in favor, the motion was carried unanimously.

Officer's Reports:

President Report – Randi Pollack reviewed the candidate deadline was Friday, October 23, 2015. There were 3 seats opened and the Association received only 3 candidates therefore there will be no election. The following candidates will take their officer position on November 24, 2015 Annual Meeting.

Ricki Castrina
Mike Drushal
Andy Weeks

Vice President Report- Andy Weeks reviewed the swales that is still problematic by the Eau Gallie entrance and the street culvert. Lake & Wetland will be out at the site on Friday to take care of the work.

Andy Weeks will coordinate the garage doors replacements among the residents in the community that are interested in replacing their garage doors. This is a homeowner responsibility not the Association responsibility. However there is a better price when the replacement is done in bulk.

Treasurer Report & Financial Report- Mike Drushal reviewed the report for the month of September 2015. He recapped the Balance Sheet and Income & Expense Statement. He reviewed the account that are over Budget and there is 3 months remaining of the Fiscal Year.

Secretary Report- No report

Director's Report- No report

Committee Reports:

- Compliance- Ronna Ellerbeck provided an overview of the violations that are open and the items that she is waiting direction from the Board about the fine schedule amount. Ronna Ellerbeck will work on a letter to send out to

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the residents about homeowner maintenance responsibility. Ronna Ellerbeck would like to know about the means of obtaining leases for the community and enforcing the rules when a unit is leased and the Association does not have the record keeping. Vivian Carvalho will pull out all the owner roster and cross reference with the leases that the Association at this point in time have record of. Once this is done than sending out letters to obtain the remaining leases for the record keeping.

- Social Committee- Delores Gailey provided a report of the Fall Social that occurred this past weekend and how successful the event was. The holiday will be coming up the first part of December 2015.
- Clubhouse Committee- no report
- Outreach- no report
- Long Range Planning- no report
- Architectural Review Committee- Jim McKillop reviewed the process is working between the committee and the management company very efficient and effective.

Managers' Report-

- Reserve Study Report final document considered during the Annual Meeting. Vivian Carvalho recapped this item will be finalized at the November Meeting during the Annual Meeting.
- Update on 2015 Painting Project with Vice Painting, LLC.- The project is complete as of 2 weeks ago.
- Update on the Pool Leak from Spectrum Pools and discussion about seeking a credit from City of Melbourne Utilities for the loss of water due to the leak. According to Spectrum Pools latest correspondence the pool be completed by November 16, 2015. Once the work is completely finished Vivian Carvalho and Mike Drushal will work on reviewing the invoices for water bill for the pool and requesting from the City of Melbourne for a credit.
- Update on Lake & Wetland shore sox repair to pond bank.- There was damaged that occurred to the shoresox by Paradise Lawns when maintaining the property in the back and Paradise Lawns has agreed to pay for the repairs. Lake & Wetland will do the repairs and the work will be billed to Paradise Lawns accordingly.
- Update on lamp post in front of Unit 1112. Vivian Carvalho recapped per the recent email she received from Brandy that it is not an FP&L issue but in turn an electrical issue and the Association will need to hire an electrician for the repairs. A

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motion was made by Andy Weeks to approve to proceed with contacting Gault Electric for a service calls for the work on lamp post by unit 1112 and 700. The motion was seconded by Mike Drushal. All those in favor, the motion was carried unanimously.

- Update on the Termite Bond Protection and discussion about including in the Newsletter as well as sending an email bulletin about scheduling the inspection with Apex. Vivian Carvalho recapped there were additional certificates that the Association received for units that were completed in the community. Vivian Carvalho will obtain a current list of units thus far that had the termite inspection completed. The Board will be including a provision at the next newsletter for reminding resident to take care of this matter.

Old Business:

1. Review & Consideration of the Proposals for the Roadway Project and the recommendation from Keystone Engineering. Randi Pollack reviewed this item with the Board and the recommendation from Keystone Engineering. Randi Pollack requested to follow-up with Jim Emory about the concerns pertaining the disparity in regards to the bids amounts. Vivian Carvalho will follow-up with Jim Emory on this item and report back.
2. Update on the Hearing Process per the recent legislative session; consider the revised Procedure. Randi Pollack reviewed the change with Statute.
A motion was made by Andy Weeks to proceed with approving the modified hearing process. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.
3. Review & Consider Natural Harmony Proposal for Additional Hours. Randi Pollack reviewed this item with the Board and this is something in which the Budget Committee will review this item for Budget 2016.
4. Discussion about installing speed bumps throughout the community. *A motion was made by Andy Weeks to remove from the agenda. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.*

New Business:

1. Update on the Hammock Clean-up Project, request from homeowners in regards to plant material in the hammock areas and approval of revised Hammock report. Randi Pollack reviewed the hammock clean-up project and the challenges the Association was facing during the clean-up project in which of the 7 hammocks that were scheduled to be completed there are 2 hammocks remaining to be cleaned out. The reason in which the Board undertaken the project was due to safety concern & hazard issues with the maintenance of the hammocks. The Board has established a policy and report in which the Association will adhere to next hammock clean that will occur in the spring of 2016.

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A motion was made by Andy Weeks to approve the hammock maintenance policy & report as submitted. The motion was seconded by Mike Drushal. All those in favor, the motion was carried unanimously.

2. Request from a homeowner for approval for pickle ball lines to painted to the tennis courts. Randi Pollack reviewed the requested from the resident.
A motion was made by Mike Drushal to approve the request and the caveat that the Association will not pay for the labor or material associated with the project. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.
3. Review & Consideration of Lake & Wetland pond erosion phase 3 of the project. Mike Drushal reviewed this item with the Board and the preliminary work in which Lake & Wetland will need to do prior to accessing the pond area is removal of the trees and then determine at the point what is the most cost efficient and effective way to proceed with rebuilding the pond back. . This item has been deferred until December meeting. Andy Weeks will follow-up with Lake & Wetland on this item.
4. Consideration of Lake & Wetland pond maintenance proposal. Andy Weeks reviewed the proposal for the maintenance program with Lake & Wetland and his great experience he has encountered with the company. Lengthy discussion ensued on this topic.
A motion was made by Andy Weeks to proceed with entering into a contract with Lake & Wetland for pond maintenance of the community and once is confirmed the cancellation in the current provision of the Aquatic Weed Control provide cancellation of service to Aquatic Weed Control accordingly. The motion was seconded by Mike Drushal. All those in favor, the motion was carried unanimously.
5. Update on the Annual Membership Meeting and Budget Approval Meeting- Vivian Carvalho recapped the Annual Meeting is scheduled for 11/24/2015 and the Budget Approval Meeting is scheduled for 12/1/15. Proper notices will be sent out to all the residents in advance of these meetings.
6. Initiate the RFP & Scope of Services for the next buildings that need to be painted in the community. Buildings 900, 1100 and 1200; and requested garage doors. The Board requested Leland Management to proceed with the RFP for the next set of Buildings.
A motion was made by Mike Drushal to proceed with the RFP and request Leland to initiate the invitation to the various contractors and make sure to include the current contractor that did the work Vice Painting, LLC in the bidding process. The motion was seconded by Andy Weeks. All those in favor, the motioned was carried unanimously.
7. Consideration of Community Yard Sale for November 21, 2015 to coincide with Gleason Park Craft Fair. Randi Pollack will discuss this item with the social committee and Brandy Gautney to include the signs in the front entrance of the community.

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Homeowner commented on the existing roofer list that is on the website. Lengthy discussion ensued on this topic and the Board determined due to the Architectural Review Process that is in place for the community there is no need for the pre-approved roofer list. Therefore the consensus of the Board is to proceed with the removal of the list. Randi Pollack will remove the list accordingly.

Adjournment-

A motion was made by Andy Weeks to adjourn the meeting at 8:12 PM. The motion was seconded by John Newell. All those in favor, motion was carried unanimously.