Call to order: The meeting was called to order by Jim Lawson at 6:35pm

Establish a quorum/present: Jim Lawson, Randi Pollack, Donna Gensler, Bill Burleigh, Wil Miller and by telephone John Newell. Also present: Joan Thayer, LCAM Leland Management.

Approval of Minutes:
A motion was made by Donna, seconded by Randi to approve the October 23, 2018 minutes as presented: all were in favor.

Officer’s Reports:
President Report – Jim thanks both Randi and Donna for their years as officers of the Board at Parkside Place. Vice President Report- no report.

Vice President: Bill advised he and wally worked on a four page explanation of the irrigation system and how it works. This was posted on the association web site.

Treasurer Report – given by Randi, see attached. Motion by Bill to approve, seconded by Jim; unanimous.

Secretary Report- No report

Committee Reports:
a. Clubhouse Committee- Marilyn Burleigh advised someone enters the clubhouse and opens all the kitchen cabinets and leaves them. Discussion ensued.
b. Outreach: No report.
c. Social Committee- no report
d. Architectural Review Committee – no report
  e. Compliance Committee- no report due to lack of a committee at this time.
f. Landscape Committee- Wally presented his report and asked the Board to release up to $1,300 for additional landscaping. Motion by Randi to approve up to $9,300.00 for the Action identified in the report, seconded by Bill all in favor.

Managers’ Report- attached

New Business:
Painting: proposal from Vice Painting reviewed and discussed. Motion made by Randi to approve Vice Painting for buildings 1900, 2000 and 2100, seconded by Bill; all in favor. John to oversee the project and be the point of contact.

Old Business: Drainage discussion by Jim. Publix has agreed to assist in the issues.

There being no further business, Randi made a motion to adjourn at 7:35pm, seconded by Donna. Meeting adjourned.

Respectfully submitted,
Joan Thayer, LCAM
Manager’s Report – November 2018

FINANCIAL REPORT
• The Financial Report was sent Rosemarie Civerolo was sent for your review.

REPORTS:
• Attached are the work order reports.
• Attached is the ARC and the Violation reports

ADMINISTRATIVE/MAINTENANCE:

Spa handrail was repaired and passed inspection by the health department.

I was able to obtain one quote for pool maintenance from Brevard Pools, 650.00 month.

Letters went out to owners regarding leases. We do not have any current ones on file. New leases have been trickling in.
Review of the financial reports for October:

1 - Owner Balances:

<table>
<thead>
<tr>
<th>Balance</th>
<th>Previous</th>
<th>Current</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/31</td>
<td>$2,062.72</td>
<td>($1,891.65 over 31 days)</td>
</tr>
<tr>
<td>2/28</td>
<td>$1,366.01</td>
<td>($89.59 over 28 days)</td>
</tr>
<tr>
<td>3/18</td>
<td>$ 870.10</td>
<td>($845.10 over 31 days)</td>
</tr>
<tr>
<td>4/18</td>
<td>$ 210.35</td>
<td>($210.35) various fees owed by 3 owners)</td>
</tr>
<tr>
<td>5/18</td>
<td>$ 644.93</td>
<td>(one owner plus various fees by 6 owners)</td>
</tr>
<tr>
<td>6/18</td>
<td>$1,709.73</td>
<td>(All over 30 days, 8 units – various amounts)</td>
</tr>
<tr>
<td>7/18</td>
<td>$1,692.67</td>
<td>(All over 30 days, 10 units – various amounts)</td>
</tr>
<tr>
<td>8/18</td>
<td>$1,067.18</td>
<td>(All over 30 days, 11 units – various amounts)</td>
</tr>
<tr>
<td>9/18</td>
<td>$ 766.59</td>
<td>(All over 30 days, 10 units – various amounts)</td>
</tr>
<tr>
<td>10/18</td>
<td>$1,546.62</td>
<td>(All over 30 days, 6 units – various amounts)</td>
</tr>
<tr>
<td>11/18</td>
<td>$  32.00</td>
<td>(2 units, various fees)</td>
</tr>
</tbody>
</table>

2 - Balance Sheet:

<table>
<thead>
<tr>
<th></th>
<th>Previous</th>
<th>Current</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating account</td>
<td>$ 113,040.44</td>
<td>$  90,690.10</td>
</tr>
<tr>
<td>Reserve account</td>
<td>$ 272,062.62</td>
<td>$ 272,586.80</td>
</tr>
</tbody>
</table>

3 - Income Statement:

<table>
<thead>
<tr>
<th></th>
<th>Over/Under Budget</th>
<th>Previous</th>
<th>Current</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 27,418.55</td>
<td>$ 28,900.68</td>
<td></td>
</tr>
</tbody>
</table>

4 – Reserves:

Reserve expenses through November: $ 28,735.86

Reserve expenditures this period: $3,280.00 for Spa Heater

Randi Pollack, Treasurer
Landscape Committee Report December 18, 2018

Board Report, December 18, 2018

Activities/Actions

Plans for December:
1. Install Liriope and reset sprinklers at South Patrick entrance.
2. Install ground cover at 2400 Building.
3. Install 2 Foxtail Palms (Units 2202 and 1405) to replace dead trees.
4. Install new tree near Unit 101.
7. Continue to close WOs.

Today's Board Action – Not to Exceed $1,300:
1. 2 Foxtail Palms – $700.
2. Additional ground cover at 2400 Building – $600.

2018 Available Landscape Funds
(estimate as of December 14, 2018)

<table>
<thead>
<tr>
<th>Account</th>
<th>2018 Budget</th>
<th>Available to be Obligated</th>
</tr>
</thead>
<tbody>
<tr>
<td>6418 Landscape Committee</td>
<td>$200</td>
<td>-$238</td>
</tr>
<tr>
<td>6548 Palm Tree Trimming</td>
<td>$6,000</td>
<td>$2,457</td>
</tr>
<tr>
<td>6549 Oak/Other Tree Trimming</td>
<td>$6,000</td>
<td>$5,075</td>
</tr>
<tr>
<td>6550 Tree Removal</td>
<td>$6,000</td>
<td>$3,265</td>
</tr>
<tr>
<td>6551 Tree Replacement</td>
<td>$5,000</td>
<td>$4,500</td>
</tr>
<tr>
<td>6552 Sod/Shrub Replacement</td>
<td>$6,000</td>
<td>-$1,870</td>
</tr>
<tr>
<td>6553 Hammock Maintenance</td>
<td>$8,000</td>
<td>$250</td>
</tr>
<tr>
<td>6560 Replacement/Enhancements</td>
<td>$1,000</td>
<td>-$11</td>
</tr>
<tr>
<td>Totals</td>
<td>$38,200</td>
<td>$13,428</td>
</tr>
</tbody>
</table>
Report of recent activity:

**Engineering Evaluation and Analysis**

Meeting was held with Erin Trauger on December 10, 2018. She expressed frustration in not being able to recover the design baseline from SJRWMD or the City of IHB. Due to that frustration, and her resulting unwillingness to certify a design, she has withdrawn from the project.

She has promised to provide a list of recommended maintenance tasks that might mitigate the water flow and percolation issues and provide a list of contacts and discussions she has had with the agencies/organizations having authority or impact on the engineering approach.

**East Property Line Pumps**

The committee has determined, considering the continuing challenges related to developing an engineering solution that would result is a passive system along the east property line, to move forward with reinstalling the pumps.

We have previously determined the name of a pump company that is willing to evaluate and size new pumps for the east property line. We intend to reach out to that company, SOS Septic and Pump.

**Outfall structure at South Patrick Drive and other drainage structures**

The outfall structure at South Patrick, the Publix bridge culvert pipes and the main strre culvert to the FPL outfall have remained clear. Recent rainfall has been light and Natural Harmony has cleaned around the outfall and drainage culverts. The swales have been mowed and are relatively clear. The drainage system should be able to handle normal thunderstorm-type precipitation.

**Landscape impediments to water flow**

Overhanging tree limbs and bushes that drop leaves and debris into the swales continue to be an issue. They drop debris into the swale creating dams and obstructions that impeded flow. The Landscape Committee has agreed to address this issue this fall.

**Easement Legal**

We have recently received a response from Publix’ attorneys indicating an interest in addressing our drainage problem (see attached) and an indication that Publix has independently engage the service s of an engineering company. The committee is awaiting a potential meeting with Publix, their attorney and the engineering firm.
December 10, 2018

VIA EMAIL

Gary B. Frese, Esq.
Frese, Whitehead & Anderson, P.A.
2200 Front Street, Suite 301
Melbourne, Florida 32901
Telephone: 321-984-3300

Re: Retention Pond and Storm Drainage Easement dated September 23, 1982, and recorded in Official Records Book 2389, Page 1761, as amended by that certain Corrected Retention Pond and Storm Drainage Easement Correcting Error in Legal Description dated July 11, 1983 recorded in Official Records Book 2442, Page 502 (the “Easement Agreement”) which Easement Agreement established an easement area (the “Easement Area”) located on the property owned by Parkside Place Homeowners Association, Inc. (the “HOA”) and which benefits the Publix Super Market at Indian Harbour Place Shopping Center

Publix Store: #1058

Dear Mr. Frese:

This letter serves to confirm Publix’s receipt of those certain letters dated May 18, 2018 and August 17, 2018 (the “August Letter”) explaining the HOA’s preferred course of action with regard to the maintenance of the Easement Area. Publix is motivated to reach a mutually-agreeable solution regarding the maintenance of the Easement Area and has employed an engineer to analyze the Easement Area and recommend a course of action. The HOA’s August Letter referenced reports that informed the “engineering solution” also referenced in the August Letter. Please forward a copy of those reports for Publix’s review and analysis.

Publix appreciates your patience as it engages with professionals to determine a solution to maintaining the Easement Area in the future.
Please feel free to contact me or my colleague, Hallie Fisher, at 407-418-6463, should you have any questions.

Very truly yours,

[Signature]

Daniel F. McIntosh

DFM/HBF