Open Forum:
Resident comments:
1508 Parkside Place- Homeowner commented on the irrigation in the community and not working properly. Randi Pollack provided an overview of the work order process.

1104 Parkside Place- Homeowner commented on having more frequent Town Hall Meeting for residents to be able to attend voice their comments and concerns pertaining to the Association.

Jim Lawson has volunteered to spearhead and organize these Town Hall Meetings and be the liaison to report any pertinent and relevant matters to the Board. He will also work with Randi Pollack in communicating via email and bulleting to the homeowners the dates of these Town Hall meetings.

Call to order:
The meeting was call to order by Randi Pollack at 10:11AM.

Establish a quorum:
Randi Pollack- President (2018)
Donna Gensler- Vice President (2018)
Bill Burleigh-Treasurer (2018)
Jim Lawson- Director (2019)
Amy Kneessy- Alternate (2018) (not present)
John Newell- Secretary (2019)

Approval of Minutes:
1/23/2018 Board Meeting
A motion was made by Randi Pollack to approve the January 23, 2018 Board Meeting Minutes as presented. The motion was seconded by Donna Gensler. All those in favor, the motion was carried unanimously.

Officer’s Reports:

President Report – Randi Pollack provided an overview of the insurance damages caused by Hurricane Irma. She stated the damages throughout the community did not exceed the deductibles.
The Board discussed changing the open forum to the end of the meeting versus in the beginning of the meeting. *A motion was made by Randi Pollack to change the open forum to the end of the meeting versus the beginning of the meeting. The motion was seconded by Bill Burleigh.*

Lengthy discussion ensued on the open forum. Amy Kneessy- as an alternate member was opposed of the changing of open forum.

Jim Lawson- Opposed
John Newell- In Favor
Donna Gensler- In Favor
Bill Burleigh- In Favor
Randi Pollack- In Favor

*With (4) Board Members in favor, the motion was carried.*

Vice President Report- Donna Gensler will be calling a meeting for the outreach committee to review the responsibilities and goals for the committee.

Treasurer Report -
Financial Report- Bill Burleigh reviewed the Treasurer’s Report and the accounts that are outstanding.

*A motion was made by Randi Pollack to approve the Financial Statements for the month of January 2018. The motion was seconded by Donna Gensler. All those in favor, the motion was carried unanimously.*

Secretary Report- no report

Director Report- no report

Committee Reports:
- Clubhouse Committee- no report
- Outreach Committee- no report
- Social Committee- Dolores Gailey reported that the Spaghetti Dinner this past weekend was a huge success. In addition, she reported that it was much appreciated to have the Board Members participate and be present at the event. St Patrick Day is around the corner and the committee is tentatively coordinating a pot luck to occur on Sunday, March 18, 2018. She stated more details will follow as we get closer to the date.

- Architectural Review Committee- no report.
Compliance Committee- no report.

Landscape Committee- Wallace Berger provided a report for the Month of February 2018 as “Exhibit A”.

1. Review & Consideration of Landscape Proposal for Sod Replacement-
   A motion was made by Randi Pollack to approve the sod proposal for behind unit 707 totaling $215.00 from Natural Harmony. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

   Randi Pollack provided an overview of Wally Berger and the Landscape Committee working with the City of Indian Harbour Beach about the trimming of the Brazilian pepper trees along the border of Gleason Park. The project for trimming has been approved by the City subject to no catastrophic event that may occur during the City FY Budget cycle.

Managers’ Report-
   Work Order Reports. Vivian Carvalho provided an update on the projects that are completed and the work orders that are currently open in the system. 1800 Parkside Place Homeowner stated that Paradise Lawns did not complete the trimming prior to the painting project. Vivian Carvalho will follow-up with Paradise Lawns Landscaping.

Old Business:

1. Update on the Drainage Research & Project for the Community- Jim Lawson provided an overview of the preliminary drainage concerns that the committee has gather from Erin Trauger Consulting Engineer and a proposal from a Board Certified Real Estate Attorney Gary Frese.

   A motion was made by Bill Burleigh to approve a Board Certified Real Estate Attorney Gary Frese, Law Offices of Frese, Whitehead, Anderson, Anderson & Heuston, P.A. for providing a legal opinion in regards to Publix responsibility financially as it pertains to the drainage to the Association property totaling $675.00 for the opinion. The motion was seconded by Jim Lawson.
Lengthy discussion ensued on this topic by the Board and the Members pertaining to the proposal. All those in favor, the motion was carried unanimously.

Bill Burleigh provided an overview of the drainage pumps throughout the community.
Pump 1 - 1400-1600 is working.
Pump 2- 1800-2000- not working and horse power is insufficient to pump water away from the property. In the interim, the landscape committee and Natural Harmony to clear any vegetation that is impairing the water flow to drain the community.

Pump 3- 2200-2400- not working and horse power is insufficient to pump water away from the property. In the interim, the landscape committee and Natural Harmony will clear any vegetation that is impairing the water flow to drain the community.

A motion was made by Bill Burleigh to approve a not to exceed amount of $5,000.00 to replace Pump 2&3 and clean all areas in the drain pipes that is clogged to address water flow drainage throughout the community. The motion was seconded by Jim Lawson.
All those in favor, the motion was carried unanimously.

Bill Burleigh provided an overview of the erosion issues in the pond bank.

2. Update on the Painting Project of Commencing Timeframe-Randi Pollack provided an overview that the project has commenced and the Association is pending to receive the cost for window painting for the homeowners that are interested to painting the window frames during the painting project. Management will provide the information to the homeowners once received.

New Business:

1. Review & Consideration of Paradise Lawns Landscaping (Annual Contract)-
   A motion was made by Randi Pollack to approve the Paradise Lawns Landscaping Annual Contract 2018. The motion was
seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.

2. Review & Consideration of Concrete Repair Proposal from Vice Painting, LLC-
   Randi Pollack provided an overview of the sidewalk repairs for the community.
   A motion was made by Randi Pollack to approve a not to exceed amount of $5,000 to replace or grind down the common sidewalk and replace the parking pad by Building 1500 -1700 and awarding the work to Vice Painting, LLC. The motion was seconded by Jim Lawson. All those in favor, the motion was carried unanimously.

3. Review & Consideration of Vice Painting, LLC Proposal for Florida Room Panels Painting-  Randi Pollack provided an overview of the proposal and wanted to know if the Board would like to proceed with the work being the cost is significantly high. Lengthy discussion ensued on this topic.
   A motion was made by John Newell to approve the proposal from Vice Painting, LLC for the Florida Room Panels Painting. The motion was seconded by Randi Pollack.
   In Favor- John Newell
   Opposed- Bill Burleigh
   Opposed- Randi Pollack
   Opposed-Donna Gensler
   Opposed-Jim Lawson
   The motion does not pass.
   The Board decided to defer the review of this work until next year and include funds within the Budget for 2019.

Adjournment- A motion was made by Randi Pollack to adjourn the meeting at 11:52AM. The motion was seconded by John Newell. All those in favor, motion was carried unanimously. The next meeting is scheduled for March 27, 2018 at 5:30PM at the Clubhouse.