

Parkside Place Homeowners Association  
Board Meeting  
March 25, 2014, 7:00p.m.  
Clubhouse

Minutes

Open Forum:

Ms. Corcoran discussed the soldier relief effort and leftovers will be donated to the Daily Bread. The patio chairs will be cleaned. Unit 315 discussed the garage door open/closed policy.

Call to order

Meeting was called to order by Ms. Sherry Palmer, Pres. at 6:41p.m. Board members present included Ms. Palmer, Ms. Charlotte Duplissey, Mr. Ed White, Ms. Randi Pollack, and Mr. Andy Weeks. Mr Bob Carvin was absent. Quorum was established and the meeting was posted properly.

Motion by Ms. Pollack, 2<sup>nd</sup> by Mr. White to approve the minutes of February 25, 2014. Motion passed. Motion by Mr. Weeks, 2<sup>nd</sup> by Ms. Palmer to approve the minutes of March 13, 2014. Motion passed.

Financial Report

Ms. Phillips of DPM discussed the February financial report. All is operating within approved budget. Operating accounts has \$87,200, Social has \$820 and Reserves has \$222,663 in them respectively. A/R report – Unit 301 is behind approx.. 4 months in past due assessments. Motion by Mr. White, 2<sup>nd</sup> by Ms. Pollack to approve the Feb, 2014 financial report. Motion passed.

Officers Reports

President – Ms. Palmer discussed –

1. Insurance – a new appraisal will be obtained.
2. Pest control – outside perimeter treatment is being investigated and other bids will be solicited in addition to Apex Pest.
3. She wants to formalize the Committees in PSP.
4. SCPM has been selected as the management company, to start of 4/14/14.

Vice President – Ms. Pollack thanked DPM for over 8+ years of service to PSP.

Treasurer – absent.

Secretary – no report.

Committee Reports

Rules – Mr. Kendall discussed a variety of garage door issues. 1301 is abiding by the rules. Unit 105 needs a letter concerning the garage door being up and noise at all hours. Unit 804 continues to leave the garage door up. Unit 705 has cleaned up behind their Unit.

Social – last party was very well attended.

Landscape – the trees have been removed and stump grinding will happen next week. Irrigation invoice has not yet been received.

Clubhouse – new sink/faucet has been installed.

Long Range Planning – no report.

#### Old Business

FPL barrier – FPL will be installing a variety of landscaping surrounding the new expanded substation by April, 2014.

Clubhouse Rules – Motion by Mr. White, 2<sup>nd</sup> by Ms. Duplissey to approve the new Clubhouse Rules Policy. Motion passed.

Pet Policy – Motion by Mr. White, 2<sup>nd</sup> by Mr. Weeks to approve the new Pet Policy.

Roadways and Paths. – Motion by Mr. Weeks, 2<sup>nd</sup> by Ms. Pollack to engage the services of Mr. Jim Emory, not to exceed \$4K to inspect the roads and provide engineering input on what can be done. Motion passed.

Board Member Certifications – complete.

MR report – Mr. Phillips discussed the March MR report and a table was given summarizing the results.

#### New Business

Vehicle/Parking Policy – Motion by Mr. Weeks, 2<sup>nd</sup> by Ms. Pollack to approve this new Policy. Motion passed.

Reserve Accounts Policy – Mr. Weeks asks that this be reviewed by all BOD members over the next two weeks and to provide input to him before next meeting.

Insurance – Motion by Ms. Palmer, 2<sup>nd</sup> by Mr. White to bind the insurance with Brown & Brown. Motion passed.

Management Company transition – previously discussed.

Pest Control contract – previously discussed.

Painting of Buildings – a spec was developed and put out to bid with Anchor and Preferred Painting and Complete.

Adjournment

Meeting adjourned at 8:00p.m.