Open Forum:
Resident comments:
1705 & 2410 Parkside Place- Homeowner provided a suggestion to include within Governing Documents pertaining POD allowed in the community and a specific timeframe that they can be stored in the driveway.

2410 Parkside Place – Homeowner requested to have a POD stored temporarily outside his unit from August 1, 2017 thru August 11, 2017. A motion was made by Donna Gensler to approve the request. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

1607 Homeowner questioned the drainage issue after the storm last week. Natural Harmony will continue to review the drainage pipe and make sure it is clear from any debris so it can drain properly during a heavy storm.

210 Parkside Place- Homeowner reviewed the letter she received from the Association pertaining the Architectural Control Violation. Vivian Carvalho explained that the homeowner must go through the ARB process of submitting a request for any exterior changes that is completed to the unit. Homeowner agreed to remove the 4 by 5 wood slat that is encroaching into common area.

1705 & 2410 Parkside Place- Homeowner wanted to provide an overview of certain items within roof application. Management will follow-up with an ARB Department about the approval letter that he has not received it.

Call to order:
The meeting was call to order by Donna Gensler at 10:24AM.

Establish a quorum:
Randi Pollack- President (2018) via speakerphone
Donna Gensler- Vice President (2018)
Mike Drushal-Treasurer (2017) via speakerphone
John Newell-Secretary (2017) via speaker phone
Bill Burleigh-Director (2018)

Approval of Minutes:
6/20/17 Board Meeting

A motion was made by Randi Pollack to approve the June 20, 2017 Board Meeting Minutes as presented. The motion was seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.

Officer’s Reports:

President Report – Randi Pollack reviewed a request for unit 204 Parkside Place for permission for having moving sale between July 25, 2017 thru August 17, 2017.

A motion was made by Randi Pollack to approve the request for a moving sale for unit 204 Parkside Place to occur from July 25, 2017 thru August 17, 2017. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Vice President Report - Donna Gensler reviewed that the compliance committee is in a need for 1 member to hold the hearing as necessary. Ann Parchinksi has volunteered to be in the committee to attend hearings.

A motion was made by Donna Gensler to approve Ann Parchinksi to be in the compliance committee to attend hearings. The motion was seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.

Treasurer Report -

Financial Report- Mike Drushal reviewed the Treasurer’s Report and the accounts

A motion was made by Randi Pollack to approve the Financial Statements for the month of June 2017. 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- no report
- Architectural Review Committee- no report
- Compliance Committee- Amy Kneessy provided an overview from the committee. She reported the following items:
  1. Rattlesnake in the surrounding parks and around the hammock requested to have the Board include in the next newsletter or email bulletin that is sent to the residents.
2. There are a lot of homeowners that are not maintaining the driveway, screens, and soffits within their unit. The committee requested in the next newsletter to include a reminder pertaining to this.

- Landscape Committee- no report
- 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.

Old Business:

1. Update on the Fence Repair along Publix Side- 
   A motion was made by John Newell to approve a not to exceed amount of $38,950.00 with East Coast Fence & Guardrail of Brevard, Inc. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

   Lengthy discussion ensued in regards to this item. Bill Burleigh will go to the Property Appraiser office to address the tax roll associated the Publix shopping plaza pertaining to the information included about 1960 linear feet of fence that is currently included in Publix tax roll.

2. Update on Amendment Process for the Insurance Provision within the Governing Documents- 
   Randi Pollack reviewed the documents in which Sonia Bosinger sent to John Newell and her. The documents have been executed and Sonia will be recording the documents with the clerk of courts.
   The effective date of the amendment is the date of the meeting in which the vote was passed not the date of when it is filed.

3. Update of the Irrigation Modification Design Plan- Pump #5 was in the process of being completed as of the last week in July 2017.

New Business:

1. Consideration of Amendment to the Bylaws pertaining to the Budget Meeting Approval Timeframe. 
   Randi Pollack provided an overview that in the Bylaws Section 5.1 states the meeting must be in December. The bylaws also reference that the Board can change the
timeframe of the Budget Approval as a Board vote at a duly noticed Board Meeting.

A motion was made by Randi Pollack to approve the Budget Approval Meeting to occur in one of the following months:
October
November
December
of each year. The motion was seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.

2. Consideration of Year End Report Engagement Letter from Joe Michalak-
A motion was made by Mike Drushal to approve the Engagement Letter with Joe Michalak. The motion was seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.

3. Discussion pertaining to signs for announcement of meetings- Randi Pollack provided an overview of the request from the last meeting to include a sign in the front entrance of the community.
Donna Gensler will take care of purchasing the signs to be posted 48 hours prior to the Board Meeting.

4. Discussion and Consideration of Inclusion of Perimeter Fence to the Association Insurance Policy-
Randi Pollack provided an overview that the fence being an insurable asset that can be added to the Association Insurance Policy.
A motion was made by Randi Pollack to proceed with obtaining policy totaling $975.00 per year of premium to include the fence. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously. The Board also reviewed that under the fence policy the old fence is also included.

Adjournment-

A motion was made by Donna Gensler to adjourn the meeting at 11:25AM. The motion was seconded by Randi Pollack. All those in favor, motion was carried unanimously.

The next meeting is scheduled for August 22, 2017 at 10:00AM.