Open Forum:
Resident comments:
810 Parkside Place- homeowner commented on the north-of-pool section of the community that needs to be maintained by Paradise Lawns. In addition, homeowner mentioned to make sure the irrigation is working properly. Vivian Carvalho will follow-up on this item.

111 Parkside Place- homeowner mentioned about a tree that needs to be trimmed. Vivian Carvalho stated that this item is on the agenda for review and consideration by the Board.

Brandy Gautney- reported that the various vendors is trashing the facilities. Vivian Carvalho will follow-up with the companies that have been utilizing the bathrooms in the past 2 weeks. In addition, the Board requested Brandy to keep the bathrooms doors closed so the Association can identified who is doing the damage/trashing to the bathrooms.

Brandy Gautney- would like to pressure wash the wall at the main entrance off South Patrick Drive however needs water hook up to initiate the project. Homeowner provided 2 addresses to follow-up with the homeowner(s) about utilizing their water hook up.

Brandy Gautney- would like to schedule a meeting with Paradise Lawns and Vivian Carvalho to assess the raised clubhouse plant bed railroad tie structure that is not secured.

608 Parkside Place- homeowner commented that clubhouse A/c not cooling. Vivian Carvalho reported that there is a meeting schedule with the company to assess the A/c this week on Friday, August 28, 2015.

Call to order:
The meeting was call to order by Sherry Palmer at 6:48 PM.

Establish a quorum:
Andy Weeks (2015)
Mike Drushal (2015)
Sherry Palmer (2015)
John Newell (2016) via speakerphone
Randi Pollack (2016) via speakerphone
Vivian Carvalho with Leland Management, Inc. was present along with various members from the audience.

**Approval of Minutes:** The Board reviewed the meeting minutes from July 28, 2015. A motion was made by Sherry Palmer to approve the meeting minutes as presented. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.

**Officer’s Reports:**

**President Report** – Sherry Palmer reported that she is in the process of putting together rules and procedure for conducting business between the Board and Members interaction during the Board Meeting. She will have a report for the Board Meeting in September.

**Vice President Report**- Newsletter is completed and has been dispersed to the residents. The Board commented on a great job that was done to the newsletter by the committee.

**Treasurer Report & Financial Report**- Mike Drushal emailed the report. Reviewed the numbers with the Board in the Balance Sheet and Income & Expense Statement. The Board discussed having a meeting to review the Reserve Study in September aside from the Board Meeting. The Board discussed having a meeting on Tuesday, September 8, 2015 at 6:30PM to review the Reserve Study Report. A motion was made by Sherry Palmer to approve having a Board Meeting on September 8, 2015 to review the Reserve Study. The motion was seconded by Mike Drushal. All those in favor, the motion was carried unanimously.

Sherry Palmer will follow-up with Lisa Weathers about the check for the Reserve Account that needs to be signed.

Mike Drushal reviewed the update with the City of Melbourne Sewer Credit and Vivian Carvalho and Mike is working on this item. Vivian Carvalho sent an email to the City of Melbourne requesting a revised amount on the credit. Mike will follow-up next month on the status.
Randi Pollock- Discussed about the potential of getting a refund for water lost with the water bill due to the recent leak that occurred in the pool area. Vivian Carvalho will follow-up once the pool leak is completely repaired.

Secretary Report- no report

Director’s Report- no report

Committee Reports:
- Compliance- Ronna Ellerback provided a report and will have additional accounts that she will circle back with the Vivian Carvalho to close violation in the system.
- Social Committee- no report
- Clubhouse Committee- Roxy Rock provided a proposal to have the carpets cleaned in the clubhouse. The company is Harbor City and the total amount in the proposal is $156.25. A motion was made by Sherry Palmer to approve the proposal as submitted for a total amount of $156.25. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.
- Outreach- no report
- Long Range Planning- no report
- Architectural Review Committee- Jim McKillop review the applications that were submitted during the month. Lengthy discussion ensued on this topic. Sherry Palmer will draft a letter to the City to emphasize the Architectural Review Application Process for the Association and that members must have approval by the Association before pulling permits with requiring the City of Indian Harbour Beach to have received an Association-approved Architectural Review Form before issuing a building permit.

Managers’ Report-
- Reserve Study Report final document considered during the September Meeting.
- Update on Painting Project with Vice Painting, LLC – Work completion date 8/31/15 will be revised due to weather conditions.
PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

BOARD MEETING AUGUST 25, 2015 6:30PM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE SEPTEMBER 22, 2015 MEETING

- Review & Consideration of proposals for the pool leak. - Spectrum Pools provided an update that it is tentative schedule to be completed by August 28, 2015.
- Update on Lake & Wetland pond erosion project Phase 3. - This item has been deferred.

Old Business:

1. Ratify change to Painting Policy.
   A motion was made by Mike Drushal to ratify the revised painting policy. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.

2. Re-authorize Natural Harmony @20 hours.
   A motion was made by Andy Weeks to approve additional 20 hours for the month of July & August. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.
   A motion was made by Sherry Palmer to 20 hours for the month of September and requesting Natural Harmony for a proposal for justifying staying at the 20 hours beyond September. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.

3. Update: Sealtight Contract to replace roof at Main Entrance $1650. Seal Tight will start the work at the same time in which the 500 building is completed.

4. Termite Bond protection unit progress. Vivian Carvalho provided an overview of the 40 units that have scheduled the termite inspection. The Board will review at a later when to resend notice to the residents.

5. ARB Procedure. Andy Weeks will follow up on this item with the committee and draft a policy procedure.

6. Compliance Procedure Revision. Vivian and Sherry will finalize the revised language and Andy Weeks will follow up on this item with the committee and draft a policy to revise the existing procedure.

   A motion was made by Sherry Palmer ratify the action of approving Paradise Lawns for the pine tree removal necessary in the pool deck area due to the pool leak project totaling $2,100. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.

8. Ratification of waiver request for Account # 7221211.
A motion was made by Sherry Palmer to ratify the waiver request for Account #7221211. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.

   Jim Emory submitted the RFP for the road project to various bidders Sherry Palmer will follow-up with them prior to the next Board Meeting.

10. Review & Consideration of Paradise Lawns Proposal for Sod in Visible Areas & Berm@300A.
    Sherry Palmer reviewed the proposal with the Board. Lengthy discussion ensued on this topic. Mike Drushal has suggested to formalize a schedule for sod replacement. Ronna Ellerback would like to volunteer to assist of reviewing the sod areas and coming up with a schedule to address all sod in the community by phases. Vivian will reopen the berm work order.

    The Board discussed the proposal and having the hammocks cleaned up during the month of March & October.
    A motion was made by Andy Weeks to approve the proposal for the hammocks twice a year during the months of March and October for a total annual amount of $7,000. The motion was seconded by Sherry Palmer. All those in favor, the motion was carried unanimously.
    The First Hammock Clean Up will be completed in October.

12. Discussion in regards to installing speed bumps throughout the community.
    This item was deferred.

New Business:

1. Proposal to remove a Bird of Paradise Tree between 2204-2206.
   A motion was made Andy Weeks to approve the proposal from Paradise Lawns totaling $725.00 to remove the Bird of Paradise between 2204-2206. The motion was seconded by Sherry Palmer. All those in favor, the motion was carried unanimously.

2. Review & Consideration of Sidewalk Proposal from Precision Sidewalk Safety.
   This item was deferred.

3. Update on the Hearing Process per the recent legislative session. This item was deferred.

4. Begin 2015 Election Process. Randi Pollock reviewed the scheduled with the Board and the Board consensus was to proceed with the schedule as presented.
Adjournment-
A motion was made by Sherry Palmer to adjourn the meeting at 8:18 PM. The motion was seconded by Andy Weeks. All those in favor, motion was carried unanimously.