I. Call to order: The meeting was called to order by Donna Gensler at 10:02 AM.


III. Approval of Minutes:
A motion was made by Bill to approve the July 31 2018 minutes as presented, seconded by Jim; all were in favor.

IV. Officer’s Reports:
   a. President Report – deferred to agenda items.
   b. Vice President Report- Donna read an update on the meeting with the Committees from August 16, 2018. Report is attached.
   c. Treasurer Report - Bill Burleigh reviewed the financials. Motion to accept the Treasurer’s report by Bill, seconded by Donna; all were in favor.
   d. Secretary Report- No report
   e. Director Report- No report

V. Committee Reports:
   a. Clubhouse Committee- Marilyn Burleigh stated that the clubhouse rug will be cleaned for $145.00
   b. Outreach Committee- no report.
   c. Social Committee- Delores Gaily advised the Board that events have been planned into next year. Two new members were added to the committee.
   d. Architectural Review Committee- No Report
   e. Compliance Committee- no report
   f. Landscape Committee- Discussion ensued regarding the performance of Paradise with irrigation is the biggest issue. The last two weeks have been better. Looking for volunteers for an irrigation committee.

VI. Managers’ Report- attached
VII. New Business:
   1. Appraisal. Following discussion, Randi made a motion to ratify the Worth Appraisal quote to update the existing appraisal, for $1,500.00 seconded by Donna; Vote: In favor: Bill, Randi, Donna, John. Against: Jim. Motion passed.

VIII. Old Business:

   1. Update on drainage project. Jim gave the update. Drawings received from civil engineer. Committee did much digging around and located some pipes. Jim reviewed the last 20 years of issues concerning drainage. Pump number 1 is in place but has no power. A second letter was sent to Publix.
   2. Spa heater: no report at this time, waiting on proposals.
   3. Street light agreement: the attorney provided feedback on the agreement presented by Charlotte to reduce the monthly assessment for two owners by $5.00 per month. No conclusion at this time.

There being no further business, Donna made a motion to adjourn at 11:06am, seconded by Bill.

The floor was open to the residents.

Respectfully submitted,
Joan Thayer, LCAM
Vice President’s Report
August 28, 2018

At the regular third Thursday meeting, on August 16th, I represented Randi as the board member, and met with Vanessa, Jeff Appleford from Paradise Lawns, and the landscape committee. Wally Berger called in by phone. He had outlined areas of concern that he has with the services that are being provided.

His first point was the special projects such as tree trimming and hammock clean up. Wally felt the quality of that work was good. The second area addressed was the monthly detail work. Wally’s comment was “fair”, with the ideas that there was not a dependable schedule and weeds and bush trimming needed much more attention. Jeff’s reply was that the detail work would be done the first week of every month and he would follow through more closely as to the condition of the property. The third area addressed was on mowing and lawn care. Wally thought this was “poor”. Our mowing schedule was addressed at the previous Thursday meeting and Jeff said our work would be done on Wednesday mornings as that gives follow up days for rain. That schedule was not met. Spraying for weeds and problem areas of our grass needs much more attention. Jeff is to be on property this Tuesday morning with Janice Walter, to note specific areas to be attacked. The last area of concern that Wally mentioned was one the board has also questioned. This was the irrigation monthly work and progress on refitting the different zones. Jeff said he would address that with the irrigation tech and let us know at the next Thursday meeting. This work seems to be undependable with a long lag time to address problems. There are several areas in our community that Janice and Jeff should be noting today. I will also say there have not been as many maintenance requests concerning sprinkler issues as there has been in the past. If you note a problem in your lawn, please issue a MR so the area can be addressed, or at least we will have a record of when the request was made and if the follow up was in a timely manner.

One other point that Jeff made at this meeting was concerning our air conditioner units. He is asking that owners put some kind of material, mulch, stones, pavers, etc. around the bottom of the unit so the edging crew has a barrier that is not against the unit itself. This will prevent possible damage to the air conditioning unit.

Wally will call in to the next Thursday meeting and again address these points to see if progress is being made on our property. If you as owners have any constructive thoughts, please email them to me or call and leave a message. We are trying to work with this company to meet our needs as we have developed a relationship with them. Their work has been better than the previous company but...we shall see.
Report of recent activity:

**Engineering Evaluation and Analysis**

1. Soil Boring and Survey work have been complete since early July. A formal report has been received from the boring company, Keller, Schleicher & MacWilliams (KSM) and forwarded to Erin Trauger. Final drawings of the survey work have been requested from Jon Mott at Mott Land Surveying but have not been received. The electronic topographical data has been received and forward to Erin.

2. Erin Trauger, our civil engineer pushed off the schedule of her analysis and plan to start date on August 17th; the engineering proposal is expected in time for the Board meeting on August 28th.

**East Property Line Pumps**

The committee evaluated the pump 2 discharge line expecting to find the line collapsed or clogged east of the main street. This was not the case and the line was followed to its discharge point in the main swale between units 1709 and 1510, closer to 1709. The line is not collapsed nor clogged, and water was run from the pump 2 sump to the discharge point.

GW Pumps visited the site on August 16th and evaluated the three pump locations and the discharge points. Surprisingly, we found that pump 1 is still in place, but the power has been disconnected. According to Natural Harmony the pump still works.

GW committed to a proposal for the new pumps at location 2 and 3 by August 21st. After a commitment and 2 follow-up calls, it has not been received. However, the plan is to reinstall appropriately sized pumps at location 2 and 3 in the near future. As discussed in the July board meeting, “...the new pumps will be installed in existing sumps that should be added to a regular Natural Harmony clearing and cleaning assignment.” This directive should be reinforced on a regular basis.

**Outfall structure at South Patrick Drive**

Natural Harmony completed a clean-up of the outfall area and trimmed all the vegetation. It took 3 people on the NH staff a total of 6 hours to clean this area. After the rain of August 23rd, there is an accumulation of debris at the outfall that should be removed. In general, the system is draining in a timely manner because of maintenance at the outfall. There is still an issue with ponding in the swale and slow drainage off the streets. NH completed clean-up at the street drains in front of 502; it is unclear if the pipe drains are clear or the storm water just overflows the bank.

**Landscape impediments to water flow**

Overhanging tree limbs and bushes that drop leaves and debris into the swales continue to be an issue. The drop debris into the swale creating dams and obstructions that impeded flow.

**Easement Legal**

A response to the first Gary Frese letter to Publix has been received and they have indicated a willingness to listen to a plan of resolution. With the delay in completion of the civil engineering analysis, we have sent a second letter to Publix; that letter is attached as part of this report.
August 17, 2018

Publix Super Markets, Inc.
PO Box 32018
Lakeland, FL 33802

Re: Indian Harbour Beach Drainage Easement preliminary scope

Sir:

As you might imagine, with the current level of economic activity and new construction, the schedules of consulting civil engineers are quite full. And, the civil engineer engaged by my client, Parkside Place Homeowners Association, Inc. is no exception.

In advance of civil engineering analysis of the boring and survey data recently completed and development of an engineering solution to address the issues, my client has requested that I provide the following information to you regarding observations in and around the drainage easement behind the Publix owned shopping center in Indian Harbour Beach.

1. Restoration of the East bank of the retention pond to include a sea wall-type retention wall and erosion repair.
2. Restoration of the West bank of the retention bond with coquina rock, removal of the undermined trees and vegetation, replacement of the vegetation and repair of erosion.
3. Installation of an energy dissipater structure in the pond to eliminate turbulence resulting from water pumped from the Beall's truck well and flow from a 12" gravity pipe off the shopping center roof.
4. Restoration of the retention pond by removal of the silt and muck (deposited by storm water flow from the shopping center parking lot) to the sandy soil to enhance percolation.
5. Cleaning and possible extension/enlargement of the 22 flumes directing storm water from the parking lot into the drainage easement, and repair and resodding of erosion damage of the swale wall caused by blocked flumes.
6. Restoration or removal of the drainage pipes from the SunTrust property and the shopping center front parking area currently 80-90% blocked at the south end of the retention pond; cleaning of these pipes may reduce flooding in front of the shopping center, but may aggravate the capacity issues in the pond and drainage swale.
7. Restoration, regrading and widening of the swale from the North point of the retention pond to the South Patrick Drive outfall; removal of silt and muck to expose the sandy soil and enhance percolation.
8. Removal of the concrete walk and the concrete pipes restricting flow in the swale and replacement with a wooden dock-like bridge to remove a water flow restriction where the swale turns from N/S to E/W.

9. Cleaning of the drainage pipe in the E/W swale and the three grates where storm water flows from the shopping center roof into the swale.

10. Reconstruction of the outfall structure at South Patrick Drive to include installation of an aluminum debris separator.

11. Restoration and regrading of the swale, heading North from the main swale, that has been clogged with silt and muck.

This list is intended to indicate the magnitude of the problem but is not intended to represent an all-inclusive engineering-based solution. There are specifics included in the listed items that have not been evaluated from an engineering perspective. And, keep in mind that the intention is to evaluate existing conditions in comparison to the designed system and subsequent code changes to determine what maintenance, modifications or additions might be required.

My client is interested in establishing a dialogue in advance of the completed engineering analysis expected in 30-60 days. The necessary soil boring and survey work for such analysis has been completed. In the meantime, they would like a commitment from Publix that upon the completion of the civil engineering analysis, Publix will engage in discussions with them regarding responsibilities and timing for the work necessary to solve these pressing problems.

Yours very truly,

[Signature]

Gary B Frese, Esq.
Parkside Place Homeowners Association, Inc.
1221 Admiralty Blvd.
Rockledge, FL 32955

Manager’s Report – August 2018

FINANCIAL REPORT

• The Financial Report was sent Rosemarie Civerolo will be sent for your review.

AMENITIES & GROUNDS MAINTENANCE

• Attached are Natural Harmony reports.
• Attached are Paradise Lawns reports.
• Attached is report from Lake & Wetland

MISCELLANEOUS / OUTSTANDING:
The following proposals and items are either pending or completed for the Association since the last Board Meeting.

• TKSM Engineering and Testing of the soil samples project has started. (Jim Lawson)