Resident comments:

Homeowner commented if the Board will be addressing the landscape architect that suggested the plant material for the North side walkway area to the pool in which all the plants have died. Lengthy discussion ensued on this topic. The Landscape Committee will follow-up with the landscape architect accordingly.

Homeowner commented what does Lake & Wetland have to say in regards to the pond condition and the weeds that are over grown in the middle of the pond. Mike Drushal will follow-up with Lake & Wetland about this area and the upkeep of the pond. In addition, Vivian Carvalho stated that American Pump will be out at the site tomorrow to review the fountain and make any repairs necessary since it is clogged which is preventing the water flow. Once that is completed the Association will have a better realistic picture of what is going on with the pond and if aerators are necessary.

Homeowner commented on the mosquito issues on the same pond area. Lengthy discussion ensued on this topic.

Call to order:
The meeting was call to order by Mike Drushal at 6:36 PM.

Establish a quorum:
Randi Pollack- President (2016) (via speaker phone)
John Newell- Secretary (2016) (via speaker phone)
Mike Drushal- Treasurer (2017)
Donna Gensler- Vice President (2016)
Bob Carvin- Director (2016)

Approval of Minutes:
July 26, 2016 Board Meeting
A motion was made by Bob Carvin to approve the July 26, 2016 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 amount of work orders that have recently been created by homeowners pertaining trimming and or removal of plants in the courtyard area. In addition, she recapped what is existing in the Governing Documents and the policies pertaining to this matter. Lengthy discussion ensued. It was requested by the Board that management follow-up with the residents pertaining to the WOs that were originally created by the homeowners, and that if it is trimming in the courtyards it is homeowners’ responsibility for maintaining. In addition, she reviewed the current Annual Meeting package that was recently sent out to all the residents in regards to the Annual Meeting Election scheduled on November 15, 2016 and encouraged homeowners to be involved with the Association and run for the Board.

Vice President Report- no report

Treasurer Report -
Financial Report- Mike Drushal reviewed the Treasurer’s Report. *A motion was made by Mike Drushal to approve the Financial Statements for the month of August 2016. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.* Budget Committee will meet tomorrow and the goal is to have a Proposed Budget for the Board’s review by the October meeting.

Secretary Report- no report

Director’s Report- no report

Committee Reports:
- Clubhouse Committee- no report
- Outreach Committee- no report
- Social Committee- Delores Gailey stated that the Association will be having the Fall Festival scheduled on October 22, 2016 and there is a sign in by the mailbox area.
- Architectural Review Committee- no report
- Compliance Committee- Ronna Ellerbeck provided a report of the open violations and the accounts that are in a queue to go to a Hearing and the units that had a Hearing recently. The committee recommended to appoint an alternate to the Hearing Committee since there are 2 active members that are recently in the community. Ronna Ellerback also requested to send an e-blast to the homeowners with reminders that the Association has a Community Yard Sale during the Fall and there is no Garage Sales allowed to occur on an individual basis. Lengthy discussion ensued on this topic.
• Landscape Committee- Janice Walter provided an overview of the proposals that were submitted for the Board to consider. There were certain proposals in which the Board decided to defer the discussion since the areas outlined in the proposal are homeowner's responsibility.

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:
• Discussion of Annual Meeting & Budget Meeting Schedule- The Annual Meeting is scheduled for November 15, 2016 in which the Election and Organizational Meeting will occur during that time. The Budget Meeting will be scheduled for December 1, 2016.

New Business:
1. Discussion and Consideration of Amending the Governing Documents-Randi Pollack reviewed amending the Bylaws since the current documents states that Budget Meeting needs to occur during the month of December. In addition, per the Town Hall Meeting that occurred in Spring 2016 the Insurance Agent suggested to amend the documents as to the provision that currently exist of interior versus exterior coverage. The discussion it was recommended to proceed with amending the documents to be more in line to condominium documents versus the HOA. Vivian Carvalho will follow-up with Brown & Brown and Becker Poliakoff to proceed with those changes to the Governing Documents and what that process entails.

2. Review and Consideration of aerators for pond area- Vivian Carvalho requested to defer this item until next month since American Pump will be assessing the pond and making any repairs to the existing fountain initially.

Adjournment-
PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING SEPTEMBER 27, 2016, 2016 6:30PM
OFFICIAL MINUTES, AS APPROVED AT THE
OCTOBER 25, 2016 MEETING

Motion was made by John Newell to adjourn the meeting at 7:34PM. The motion was seconded by Bob Carvin. All those in favor, motion was carried unanimously.