

## PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

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### REPORT ON LANDSCAPING AT THE FPL SUB-STATION PAGE 1 OF 1 PUBLISHED SEPT. 1, 2014

References: **Declarations 5.01.7:** Other Property. "The Association shall have the right to maintain such other areas within or contiguous to the subject property as the board determines from time to time is in the best interest of the owners, and the cost of any such maintenance shall be a common expense. In particular, the Association shall have the right to maintain landscaping within any road right-of-way contiguous to the subject property, to the edge of the pavement within such right-of-way".

**Preamble:** During 2013, Florida Power & Light had undertaken a major upgrade of the equipment at this facility, much to the benefit of the wider community. The downside was significant damage to both their and our landscaping and to our Miami gutter. In addition, the 'forest' barrier between the substation and Unit 502 had been neglected to the point where it needed major renovation.

On Jan. 31, 2014, Board members Ed White and Andrew Weeks met with Robert Beaulieu, Landscape Architect for FPL, the Sub-Station Facilities Manager and a landscaping crew chief from Dyna-Serv. The five of us inspected both the barrier between the substation and Unit #502, and the ground area bounded by the damaged Miami gutter, an old hedge, their driveway, and our small wall on the north side of our street. They were most generous with their time and their willingness to respond to our concerns. And Robert Beaulieu gave us his counsel, recommendations (which Ed and I found most reasonable) and estimated timetable. Our final estimate is that they spent approximately \$20k to our benefit, exclusive of what they spent on their own.

**Report:** since then, FPL has:

**A. Barrier** (on their property):

1. Pepper trees: thinned the dead parts but not removed the trees wholesale. Because they represent between 80% and 90% of the visual barrier, we agreed that it would not be feasible to replace them with anything else tall enough to shield our residents' view of the sub-station.
2. Vines: thinned the dead parts and removed as much as possible the overhanging sections. While they may not be very attractive, they do not present a threat to the remaining foliage.
3. Removed as much as was feasible of the dead undergrowth and protruding branches at the lower level along the length of the east side of the barrier.
4. Planted 50 Wax Myrtles along the length of the east side of the barrier making that border much more attractive at and below eye-level. They also installed an irrigation line and heads, extended from their city-water feed, along the entire length.

**B. Ground Area** between the mini-wall and their driveway (which is actually our property):

1. Planted more low-level vegetation along the north side of our street.
2. Replaced several large areas of sod.

**C. Fencing:** Installed 2 white post fences with white ropes, bordering both sides of their driveway and along our roadway to help protect their investment in landscaping on our property by preventing service vehicles from parking on the grass.

In return, we:

1. Extended our irrigation system (from 502) to cover between our mini-wall and their driveway.
2. Installed 2 "No-Parking" signs equidistant from both ends of the 2 fences.