Parkside Place Homeowners' Association
Board Meeting
January 26, 2010, 6:30p.m.
Clubhouse

Minutes

Open Forum: General discussion among members. Discussion on slab leak in 1602 due to plumbing issues.

Meeting was called to order by Mr. Neil Harmeson at 6:42p.m. Board members present included Mr. Harmeson, Mr. Frank Corcoran, Ms. Sherry Palmer, Ms. Margie Solliday, Mr. Wally Berger, and Mr. Jim McKillop. Quorum was established and meeting was posted properly.

Motion by Mr. Corcoran, 2nd by Mr. Corcoran to approve the December 15, 2009 minutes. Motion passed.

Financial Report

Ms. Margie Solliday discussed the December financials in conjunction with Ms. Phillips of DPM. Operating account as of 1/26/10 was $20,164 and Reserves was $158,602. At the end of FY 2009 the Association was approx. 25K over budget due to excessive roof repairs. Financial report will be reviewed by the Board prior to next meeting and approved at that time.

Officers' Reports

Pres. – Mr. Harmeson has no report except to ask that all committee meeting should be posted for all homeowners to attend if desired.

Treas. – no report.

Secretary – Mr. McKillop will update the minutes book and place in the office for safe keeping.

Mr. Corcoran – thanks to Mr. McKillop for outstanding work with the landscaping.

Committee Reports

Rules – two parking violations were noted by Mr. Kendall that have been resolved.

LRPC – inactive.

Documentation – Mr. Weemhof reports that work is being done to upgrade the Guide for Easy Living and web site is being revised at this time.

Social – Ms. Eileen Smith reports that parties are being planned for the upcoming year, the next will probably be a Derby Party.

Landscaping – Mr. McKillop is working closely with Ground-Tec to remove dead or dying palm trees, trim the oleaders, and is looking at trimming the palmettos and replenishing trees as they are needed. Ms. Smith and her committee are investigating areas to be improved for aesthetics.

Welcoming – Ms. Palmer states a welcome basket was delivered to tenant in Unit 2206.

Clubhouse – Mr. Berger has been working closely with Ms. Faulkner on suggestions to remodel the clubhouse. 3-5 decorators and designers have been called to submit proposals to the Board at a future date. A discussion by the Board on the use of the kitchen routinely by residents for personal meal preparation. Motion by Mr. Berger, 2nd by Ms. Solliday to develop a policy concerning the use of the kitchen only when rented out to parties or for use by the Social committee. Motion passed.

Infrastructure – Mr. Berger will work with Mr. Phillips of DPM to continue the road patching. Mr. Jim Wells of 602 discussed the possibility of a Community garden in the future.

Old Business

A/R Report – three are with the attorney for collections and 7 have received a second late notice with fees.

New Business

Roof Repair – Mr. Allgood of IHB will receive a CD of the PSP roof specification.

Lease Agreements/Sales – owners are reminded that it is their responsibility to provide the docs and rules and regulations to prospective tenants and/or buyers in PSP.

Painting – Mr. Corcoran and Mr. Phillips will review the three sealed bids for painting in PSP.

Roof Claims – Mr. Parry of 1605 discussed his services as a licensed public adjuster for the Board to consider.

Statements – Motion by Ms. Solliday, 2nd by Mr. Berger to send individual account statements to all owners as of 1/31/10. Motion passed.

Adjournment

Meeting adjourned at 8:55p.m.