PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MARCH 22, 2016 6:30PM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE APRIL 26, 2016 MEETING

Open Forum:
Resident comments:
1709 Homeowner questioned is there a point of contact on the Board to address the irrigation check during the day. Lengthy discussion ensued
2109 Homeowner commented on the caution tape behind the 2100 Building when will that be removed.
Wally Berger will monitored the project that will take place at the end of the month with Lake & Wetland.

Call to order:
The meeting was call to order by Randi Pollack at 6:34 PM.

Establish a quorum:
Randi Pollack- President (2016)
John Newell- Secretary (2016)
Mike Drushal- Treasurer (2017)
Donna Gensler- Director (2017)

Approval of Minutes:
February 23, 2016 Board Meeting
A motion was made by Donna Gensler to approve the February 23, 2016 Board Meeting Minutes as presented. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Acknowledgment of Andy Weeks Resignation from the Board of Directors- Randi Pollack reviewed the resignation from Andy Weeks.

Review & Consideration of Appointing a Vice President
A motion was made by Randi Pollack to approve Donna Gensler as the Vice President to the Association. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Officer's Reports:

President Report – no report

Vice President Report- no report

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MARCH 22, 2016 6:30PM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE APRIL 26, 2016 MEETING

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 February 2016. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.***

Secretary Report- no report

Director's Report- no report

Committee Reports:

- Clubhouse Committee- Roxy Rock reported that the new faucet are installed in the restrooms. Roxy requested that locks be installed in the kitchen cabinets since items have been missing recently. Vivian Carvalho will have Brandy with Natural Harmony install them accordingly.
- Outreach Committee- no report
- Social Committee- St Patrick party was huge success about 31 residents was in attendance.
- Architectural Review Committee-
    - Jim McKillop- reviewed the open ARC application for various residents.
- Compliance Committee- Ronna Ellerback reviewed the open violations that are currently in the system. She also reported that the committee is compiling some recommendation and suggestion for the Board to consider in regards balcony being part of the painting policy. Lengthy discussion ensued on this topic. Randi Pollack stated that this item will be included on the agenda for next month.
- Landscape Committee- Wally Berger reviewed the work orders that are currently opened in the system and the timeframe in which Paradise Lawns stated that it will be completed.
    - Review & Consideration- Wally Berger recommendation to the Board was to consider the Paradise Lawns proposal for the Areca Palms. ***A motion was made by Mike Drushal to approve the proposal for Areca Palms totaling $400.00. The motion was seconded by Donna Gensler. All those in favor, the motion was carried unanimously.***

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MARCH 22, 2016 6:30PM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE APRIL 26, 2016 MEETING

Managers' Report-

- Work Order Reports. + 'Publix' Gate Repair; + Pond Project. Vivian Carvalho provided an update on this projects.
- Pool Leak: LMI to seek credit from City of Melbourne Utilities for water loss due to the leak. Mike Drushal reviewed this item and the Association has received a significant credit. This item is closed.
- Update: 2016 Painting of 900/1100/1200 and storage room. The project timeframe for completion is by the 1st week of April 2016. Vivian Carvalho provided an update of the dark bronze color that was reviewed to be painted to the screen aluminum panels.
- Update on restoring the lamp post throughout the community by Natural Harmony. Vivian Carvalho will follow-up with Brandy Gautney in regards to this project and the timeframe for completion.

  Donna Gensler mentioned about the trimming on the window frames and whose responsibility is to have this completed. Vivian Carvalho reviewed this items is the homeowner responsibility. Lengthy discussion ensued on this topic. Ronna Ellerbeck recommended for the Board to consider in getting the painters to provide a cost estimate if homeowners are interested in doing this during the paint project.

Old Business:

1. Update of the Roadway Project. John Newell reviewed the status of the project and the timeframe when this project will commence will be June 2016. John Newell mentioned there is a meeting this Thursday, March 24, 2016 with the contractor and the engineer to review the scope, areas, and the logistics of the project. Vivian Carvalho will communicate with the ARB Department at Leland Management of this project and no roof project for the individual units can be completed during this timeframe.

2. Revised L&W proposal for swale at Eau Gallie. Vivian Carvalho reviewed the proposal and lengthy discussion ensued on this topic. Vivian Carvalho will discuss this with Tomas with Keystone Engineering during the meeting scheduled for this Thursday about this item and his recommendation.

New Business:

1. Review & consideration of Pressure Washing Proposals for Common Areas. Randi Pollack reviewed the proposal that was submitted. Lengthy discussion

ensued on this topic. Randi Pollack proposed to have a site visit to review the areas and provide a revised scope for the companies that submitted the quotes.

2. Ratification of Gault Electric Proposal.- Randi Pollack reviewed this proposal in which was executed outside of a Board Meeting.
   A motion was made by Mike Drushal to ratify the action taken outside of a Board Meeting pertaining the Gault Electric proposal totaling $851.00. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

3. Ratification of Paradise Lawns Proposal for Irrigation Repair-
   A motion was made by Mike Drushal to ratify the action taken outside of a Board Meeting pertaining the Paradise Lawns proposal totaling $1,541.92. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.
   Lengthy discussion ensued on this topic. Vivian Carvalho will follow-up with the various items pertaining to the upkeep of the property.

4. Discussion about obtaining a debit card for the Maintenance Person-Randi Pollack reviewed the purpose of considering the debit card for the maintenance person having a fixed amount and the ability for the account being replenish once the receipts are provided. The Board consider a limit of $500.00 in the card. Lengthy discussion ensued on this topic.
   A motion was made by Randi Pollack to proceed with obtaining either a debit card and or credit card to the maintenance person once Mike Drushal review the best option and the most secure method to keep the Association funds secure. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Adjournment-
A motion was made by John Newell to adjourn the meeting at 7:56PM. The motion was seconded by Donna Gensler. All those in favor, motion was carried unanimously.