PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING APRIL 25, 2017 10:00 AM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE MAY 23, 2017 MEETING

Open Forum:
Resident comments:

707 Parkside Place- Homeowner questioned is there a Law pertaining to owners purchasing a unit and flipping right away versus living in the unit for a period of time. Vivian Carvalho stated that it all depends what is written in the Governing Documents. As for Parkside Place there is no such provision as it exist in the Governing Documents.

1806 Parkside Place- Homeowner commented on the hurricane shutters color being dark bronze versus cream. Lengthy discussion ensued on this topic. Randi Pollack suggested to have a painting committee next year to address the color palette specific to the chocolate color versus dark bronze.

1806 Parkside Place- Homeowner commented on the remaining Governing Documents being amendment and finalized with the documents.

Call to order:
The meeting was call to order by Randi Pollack at 10:04AM.

Establish a quorum:
Randi Pollack- President (2018)
Donna Gensler- Vice President (2018)
Mike Drushal-Treasurer (2017)
John Newell-Secretary (2017)
Bill Burleigh-Director (2018)
Alternate- Vacant (2017)

Approval of Minutes:
3/28/17 Board Meeting
A motion was made by Mike Drushal to approve the March 28, 2017 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 will discuss the items under old business. In addition, she mentioned that the road project is not holding up there some cracking that

has been identified and an assessment has been sent to Jim Emory pertaining to the issue to provide an overview of how to address the matter.

Vice President Report- Donna Gensler updated the Board of the meeting she had with USPS pertaining to upgrading the mailboxes kiosk in the community. Lengthy discussion ensued. There is no definitive date of replacing the mailboxes.

Treasurer Report -

Financial Report- Mike Drushal reviewed the Treasurer's Report and the accounts that are delinquent with the Association dues. ***A motion was made by Randi Pollack to approve the Financial Statements for the month of March 2017. The motion was seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.***

Secretary Report- No report.

Director Report- Bill Burleigh provided an update of his meeting with Indian Harbour Beach and there is not requirement that the City needs to have from the Association and or Management prior to issuing a permit for the Architectural Improvement.

109 Parkside Place- Architectural Control Violation since the sliders installed were not pre-approved by the Board. Management will follow-up with a letter for this unit.

Management will work on re-sending a letter to Indian Harbour Beach Building Code Department about requesting the City to consider an approval from the Association prior to releasing a permit for any Architectural Improvement request from homeowner. FL law requires such, when replacing 25% or more of outside glass to ensure hurricane protection.

Committee Reports:

- **Clubhouse Committee-** No report.
- **Outreach Committee-** No report.
- **Social Committee-** No report. Delores Gailey reported the next event will be in the Fall. However, if any of the homeowners want to have an event prior to the Fall they are welcome to coordinate with the committee and the committee can contribute towards the event. The event once schedule must be open to all the residents at Parkside Place.
- **Architectural Review Committee-** Jim McKillop no report.

- **Compliance Committee –** No report.
- **Landscape Committee-** Wallace Berger provided an overview of the committee report and items that have occurred for the Month of March 2017.
  1. **Review & Consideration of landscape proposals-** Wallace Berger reviewed the 1 new funding requests which consist of the following proposal:
     2 New Plants- 1701 Parkside Place totaling $346

     A motion was made by Randi Pollack to approve the 1 new funding requests totaling $346. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.
     Randi Pollack provided an update of all the hard work that the landscape committee has done to the community. Multiple homeowners have personally thanked her are very appreciative of all their efforts. She also wanted to welcome Jim McKillop to the landscape committee.

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:

1. **Update on the Fence Repair along Publix Side-** Randi Pollack provided an update of the letter that was drafted by the Association Attorney pertaining to Publix responsibility of maintaining and or replacing the fence. The consensus of the Board was to proceed with sending the letter to Publix and including the additional wording:
   a. Previous Management Company has maintained and or replaced the fence for years as neighborly thing to do as well as provide the barrier between the two-property line.
2. **Update on the Painting Project for 2017-** Randi Pollack provided an update of the painting project close to being complete. There will be a final walkthrough scheduled in the next week.
3. **Update on Amendment Process for the Insurance Provision within the Governing Documents-**Randi Pollack provided an update of the work product of the insurance provision and the closed meeting that occurred between the Association Attorney and the Board.

The draft is close to being finalized. Randi Pollack provided an overview of the remaining changes to the document before is sent to the homeowners for a vote via limited proxy. Lengthy discussion ensued on this topic.

A motion was made by Bill Burleigh to approve the insurance provision within the Governing Documents subject to final draft provision being included by the Association Attorney and approved by the Board President. The motion was seconded by Donna Gensler. All those in favor, the motion was carried unanimously.

A motion was made by Donna Gensler to proceed with amending Section 13.01 of the Governing Documents to include a provision for a vote of the members for 2/3 of quorum of members. The motion was seconded by Randi Pollack.
In favor- Donna Gensler, Randi Pollack, Bill Burleigh, Mike Drushal
Opposed- John Newell
Motion was carried with 4 Board Members in favor.

4. **Update on the Irrigation Modification Design Plan-**
Randi Pollack reviewed with the Board and members that Pump 1 is complete and there is an assessment and evaluation of the progress with the upgrades. Pump 5 will be the next pump to be addressed.

New Business: none

Adjournment-

A motion was made by Randi Pollack to adjourn the meeting at 11:49AM. The motion was seconded by Bill Burleigh. All those in favor, motion was carried unanimously. The next meeting is scheduled for May 23, 2017 at 10:00AM.