PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

BOARD MEETING APRIL 28, 2015 6:30PM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE MAY 26, 2015 MEETING

Presentation from Aaron Phillips from Brown & Brown Insurance Agency. Aaron Phillips provided an overview of the insurance policy and the renewal amount increase. Lengthy discussion ensued.

Open Forum:

Resident comments:

Homeowner commented is it time to schedule for termite bond inspection. Does Apex have keys to the units. Have they been returned to the Association? Vivian Carvalho will follow-up with Apex and confirm the process of scheduling the termite inspection.

Natural Harmony- Brandy Gautney provided an introduction of the new staff name Paul that is working for Parkside Place along with Brandy.

Homeowner commented on the detail crew with Paradise Lawns not performing to standard.

Homeowner commented on the ditch/swale that was recent excavated having an odor and mosquito growth. Vivian Carvalho will follow-up with Apex to spray the area accordingly.

Call to order:
The meeting was call to order by Sherry Palmer at 7:00 PM.

Establish a quorum:
Sherry Palmer (2015)
John Newell (2016)
Randi Pollack (2016)
Andy Weeks (2015)
Mike Drushal (2015)

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Vivian Carvalho with Leland Management, Inc. was present along with various members from the audience.

Approval of Minutes: The Board reviewed the meeting minutes from March 24, 2015

A motion was made by Sherry Palmer to approve the meeting minutes as presented. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

Officer's Reports:

President Report – no report

Vice President Report- Randi Pollack stated that the telephone directory has been reformatted into 1 page front and back and we have copies available that will be at the clubhouse breeze area.

Treasurer Report & Financial Report- Mike Drushal provided an overview of the financial standing for the community.

Secretary Report- no report

Director's Report- no report

Committee Reports:

- Compliance- Ronna Ellerbeck provided an overview of the inspection of the community and the various issues with parking policy and RV rules. Ronna Ellerbeck requested the Board to consider readjusting the policy to 24 hours loading and unloading to be included in the policy. In addition, she mentioned that unit 2111 had the roof redone and Pro-Tech the company that did the work left certain areas of the stucco not painted to match the building color. She requested that a letter be sent to the resident to address this issue.

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- Social Committee- Dolores Gailey provided an overview for the Cinco de Maio party scheduled for Saturday, May 2, 2015.
- Landscape- no report
- Clubhouse- Roxy Rock thanked the social committee for providing the donation of the potted plants in the clubhouse breeze area.
- Outreach- no report
- Long Range- Frank Cocoran provided an overview of the recent meeting he had with the committee. He provided an overview of tree removal and or replacement within the community. Frank Cocoran suggested the Board to consider establishing a policy for landscape removal or replacement of tree throughout the community. The Committee requested to consider adding mulch throughout the community once review the budget items.
- Architectural Review Committee- Jim McKillop recapped there were 7 request submitted last month.

Managers' Report-

- LMI: Work Order Reports- Vivian Carvalho recapped the reports that were generated in the system for the Board to review. Andy Weeks requested for the work order reports not be included with the Financial Statements for the month.

    - Update on Lake & Wetland drains and (grills)- April 31, 2015
    - Update on Lake & Wetland pond erosion project- April 24, 2015
    - Update on Paradise Lawns replacing the battery irrigation timers- April 27, 2015.
    - Updated on the clubhouse roof replacement- May 18, 2015 commencing date.
    - Update on the GreenSpin Energy Redo the Garages in 600, 800, and 1000 Bldgs.- Vivian Carvalho stated that the company has not addressed the garage doors since they wanted to know the outcome of the RFP for painting of the next set of buildings.
    - Update on the fence along Eau Gallie Entrance. The work is completed. Brandy Gautney will follow-up with the representative of The Dunes about the Eau Gallie fence line.
    - Update on the Sauna Repair.- Brandy Gautney will provide the items of the Sauna Repair to Vivian Carvalho to address with Endless Summer that recently updated the sauna.
    - Update on the Reserve Study Report. Will Simons will be providing a draft of the report in the month of May.
    - Update on the Year End Report.- The report is 95% complete.
    - Update on the lamppost at the North pond of property.- Brandy provided an overview of this item and requested that the Board consider setting the post a couple of feet back so it prevent the possibility of getting knocked over by the residents. In addition, Brandy will

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be ordering the lamp post inventory for approximately $500.00 per post for a minimum of 3 post order at a time.

Old Business:

1. Update of the Roadway Project- Jim Emory will be meeting with John Newell, Sherry Palmer, and Vivian Carvalho onsite to review the project on 4/29/15 to review the areas per the report. Lengthy discussion ensued on this topic.

2. Discussion in regards to the pavers in the pool deck and proposals for drainage issue in the pool deck- Vivian Carvalho reviewed the proposal submitted for the work. Sherry Palmer will be meeting with LSP on 4/29/15 and will have a summary of their recommendation and report back at the next meeting.

3. Review & Consideration of proposals for the clubhouse raised bed pertaining to WO#228. Vivian Carvalho reviewed the proposal submitted by LSP and Paradise Lawns.
   A motion was made by Sherry Palmer to award the contract to Paradise Lawns for a total amount of $1,990.00. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously. The Board instructed the work to be paid from the clubhouse reserve account portion of the Budget.

4. Discussion in regards to revitalizing the Governing Documents- Sherry Palmer provided an overview of the work that has been done by John Newell. Lengthy discussion ensued on this topic. John Newell and Mike Boyle have reviewed the Governing Documents and think the documents are adequate to the Association and they do not recommend revitalizing. Sherry Palmer will review specific policy that was drafted because it conflicts to the documents of the exterior maintenance.

5. Discussion in regards to Sod options for the community- the item was deferred until next month.

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New Business:

1. Review the scope of service for the painting project for 2015- Vivian Carvalho reviewed the 3 proposals submitted for the work. There was a least 1 inconsistency from each company in regards to the original RFP submitted with information not included in the proposal. Vivian Carvalho recommend that an addendum is sent to the bidders with a table to confirm all the prices per the RFP with a deadline for submittal of the info. The Board agreed to the recommendation and provided a deadline of Wednesday, May 6, 2015 with the revised numbers. Upon receipt of receiving the info Vivian Carvalho will forward to the Board for their review and consideration.

2. Ratification of Lake & Wetland Proposals for the pond erosion condition behind Building 2200-2300.
   A motion was made by Andy Weeks to ratify the action of approving the Lake & Wetland pond erosion proposal total amount of $3,975.00. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

3. Discussion in regards to Natural Harmony allotted weekly hours from 20-12- Lengthy discussion ensued on this topic. The Board agreed to have the 20 hours for the month of May and revisit the allotted hours in June to reduce the hours due to over Budget on the line item.

   Sherry Palmer reviewed the Architectural Review Application submitted by unit 111 Parkside Place.
   A motion was made Sherry Palmer to approve the Architectural Review Application for a 4 inch pipe to be installed in the drainage ditch of the back of the unit. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.

Adjournment-

A motion was made by Sherry Palmer to adjourn the meeting at 9:06 PM. The motion was seconded by John Newell. All those in favor, motion was carried unanimously.