Parkside Place Homeowners Association, Inc.
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APPROVED BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: **May 20, 2019**
Meeting Time: **10:00 AM**
Location: **Parkside Place Clubhouse**
1309 Parkside Place
Indian Harbour Beach FL 32937

AGENDA

1. **Call to Order & Establish Quorum**
   Jim Lawson called the meeting to order at 10:00 am with a quorum of the board present.

2. **Roll Call (In Attendance)**
   Jim Lawson-President (2019)
   Randy Pollack-Treasurer (2020)
   Donna Gensler-Secretary (2020)
   John Newell-Director (2019) - Absent
   Wil Miller – Director (2020)
   Brenda Clark, LCAM-Leland Management
   Homeowners in the audience

3. **Proof of Notice**
   Proof of notice was confirmed as being posted 48 hours in advance per Florida Statute 720 requirements.

4. **Approval of Prior Meeting Minutes:** April 23, 2019
   Motion to approve the 4/23/2019 meeting minutes was made by Randi Pollack, seconded by Donna Gensler, all in favor, motion carried.

5. **Officer's Reports:**
   President:
   Jim Lawson stated that he has information to report regarding the drainage situation and will do so under committee reports.

Treasurer:
Randi provided the following information:

- Owner balances total $762.89 (four units, various amounts)
- Operating account balance: $124,325.70
- Reserve account balance: $292,698.71
- Income statement is under budget by $3,084.82

Randi commented that the palm tree trimming, hammock clean-up and painting of the buildings attribute to the account being under budget. She also commented that the association will be receiving $12K from Spectrum once the upgrade takes place in June.

Jim stated that he feels it would be beneficial to move reserves to an interest-bearing account. Randi indicated that it would be wise to schedule a conference call with the accounting manager to discuss this once Rosemarie returns from medical leave.

Secretary: No Report

Director: No Report

Committee Reports: Wil Miller will address the pool service company under New Business.

Clubhouse: Randi stated that she asked Claire to come up with policy/rules for the pool. Donna will follow-up on this with Claire.

Outreach: Donna indicated that she met with two new families - one at 2110 and 2412. She mentioned that regarding 1802 the owner is passing ownership onto his son, who is not yet living in the unit. Unit 510 is also under new ownership, but no one has arrived yet.

Social: No report

Architectural Review: No report

Compliance: No Committee – No report

Landscape: No report

Drainage:
Jim stated that he has been in contact with SOS Septic. The new pumps were installed on April 24-26, 2019 but there were a few issues, one that has been resolved.

Drainage: (continued)
Pump 1: the discharge line for pump 1 separated in 2 spots when the pump was activated (our fault at install). It was spliced together on Saturday, May 4th and the pump has functioned well during the recent storms.
Pump 2: the pump has experienced no water during the recent storms; survey data shows the sump grate to be nearly a foot higher than one and three, so it will probably get no water unless we have hurricane level rains; it is expected to function as planned.
Pump 3 has been a problem. Erosion from the rain in early May undermined the sump (it had no rigid bottom) and the pump ended up pumping rocks and dirt to the pond (the good news is the line is open). SOS is currently pricing a new sump and the install. An "industrial strength" sump made of fiberglass and of larger diameter and greater depth is expected to be $300 plus labor. Ryan from SOS has committed to a firm proposal by May 17th. The pump is currently stored by Jim McKillop.

Jim stated that some possible excavating of drainage ditches along with removing the silt that filled in at the south end of the pond would help the situation. He also stated that excavating at the end of 501 could help the water flow in a more efficient manner

Regarding the situation with Publix, Jim spoke to attorney Gary Frese who stated that the initial cost of filing a lawsuit against Publix would be approximately $25K. Gary's letter of March 14, 2018 states that Publix is responsible for maintenance of the easement. The actual easement doesn't define who's responsible, but Gary indicated that case law does. Jim motioned to have Gary Frese send Publix a letter stating that they need to resolve this issue as hurricane season is soon approaching, and if this is not addressed the association will pursue litigation. The expense for this action should not exceed $1,000. Randi seconded the motion, all in favor, motion carried.

Manager's Report:
Brenda provided a recap of the report that was emailed to the board on 5/8/2019. She mentioned one outstanding proposal from Paradise Lawns for the hammock clean-up behind unit 905. Randi motioned that the board would approve a "not to exceed" amount of $600 with a maximum of 5 man-hours. Donna seconded the motion, all in favor, motion carried.

6. **Old Business:**
Wil stated that as liaison to Natural Harmony, he and Brenda met with Brandy on 4/30/2019 to discuss some of the outstanding issues and problems being brought forward by a few of the board members. A preliminary plan was discussed with her as well as the chain of communication to take place moving forward. Wil stated that he felt it was only fair to have an open line of communication, providing Brandy to rectify some of these issues versus terminating her services immediately.

Jim stated that he requested a meeting with Mullican's Handyman Services regarding maintenance of the property. He and Brenda met with Chris McDougall on 5/16/2019. Wil questioned why he was not aware of this meeting as he has been assigned as maintenance liaison and would have liked to attend this meeting as well.

6. **Old Business:** (continued)
   Jim stated that Chris proposed providing housekeeping services three times a week and handling all other maintenance issues via Leland's work order system. Chris will be providing a proposal regarding the housekeeping services. Jim stated, for example, regarding the lamp posts – if the association gets them refinished utilizing Line-X, which is a high temperature epoxy that is an acid and abrasion resistant coating, Chris could reinstall them at $50 each. This would be a cost savings to the association instead of having Brandy work on them.

   After continued discussion on this topic it was decided that a more defined list of duties for Natural Harmony will be complied between Randi and Wil and will be reviewed with Brandy when it is completed. Larger scales projects could then go to Chris.

7. **New Business:**
   Wil discuss the three pool quotes received for new service. He stated that he would recommend eliminating Blue Orca Pools as he was not comfortable with the varied background the owner possesses and the limited amount of time he has been in the pool business. He would recommend Reef Plus Pools as the owner did make a return trip to evaluate the equipment and provided a quote regarding repair/upgrades as well as having a more affordable monthly fee.

   Jim recommended giving Spectrum Pools notice in that the association would provide payment in lieu of a 30-day notice, obtain the keys from Dylan, and call it even. Jim motioned for approval of Reef Plus Pools with expenditures not to exceed $750 to perform improvements to the equipment. Randi seconded the motion, all in favor, motion carried.

8. **Open Forum:**
   Unit owner 1406 inquired as to why their original request to have the dead hibiscus next to the garage removed was never taken care of. They spoke to Wally several times about this. They also commented on the fact that the hammock behind the unit has not been cleaned out in two years and rats are residing in it. Randi directed that a work order be created to perform this clean out as well as re-opening the work order regarding the hibiscus removal.

9. **Adjournment:**
   Jim made a motion to adjourn the meeting with John seconding the motion. All in favor, motion carried. The meeting was adjourned at 11:45 am.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: June 11, 2019