PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

BOARD MEETING MINUTES: JUNE 25, 2014

Open Forum at 6:31 pm. 1104 – Blanch stated they are back full time. Delighted with the way everything looks and is going.

BOD meeting called to order at 6:33 pm
Establish a quorum:

Quorum established with Sherry Palmer, Bob Carvin, Charlotte Duplissey present in person, Randi Pollack present via teleconference.

- Sherry Palmer (2015)
- Charlotte Duplissey (2015)
- Ed White (2014)
- Bob Carvin (2014)
- Randi Pollack (2014)
- Andy Weeks (2014)

Approval of Minutes: May 20, 2014 Sherry MOVED to approve minutes of May 20, **SECONDED** Charlotte, MOTION passed unanamiously. Approval of the June 5, 2014 meeting to be voted on next meeting.

Financial report:
Bob stated they have 114,000 in operating almost 217,000 in reserves. Error of 7,000 in reserves due to a Paradise check in the amount of 7,000 that was taken out of reserves. This money has since been put back into reserves and the check was written out of operating now there is 107,000 in operating and 225,000 in reserves. Bob discussed the various bank accounts and their purposes. Monthly assessments collected with the BB&T account. B OF A is used for the auto payments for operating such as FPL, Brighthouse, etc. Wants to consider combining the two accounts into one account. Sherry noted that Gary promised checks would not be written on the BB&T but on the B OF A account. Funds from the BB&T account were supposed to be transferred to the B OF A account. Sherry wants to move everything from BB&T to B OF A. Sherry wants this on the next BOD meeting agenda.
Aged owner balances: Bob discussed the aged owner report.

Officer's Reports: President, Vice President, Treasurer, and Secretary
Sherry discussed the long range planning committee and is pleased the volunteers are willing Frank & Ken are heading this committee.
Informed residents Paradise and Leland are working on the MR process and asked the residents to be patient with this process.
Randi discussed the Brighthouse contract and it is in progress. Soon will be saving money on their cable bill.
Charlotte stated the BOD has always been hampered because things cannot be discussed in a quorum without it constituting a BOD meeting. Charlotte stated beginning July 1 BOD members can discuss anything in a quorum but they cannot vote.
Committee Reports:

- Compliance. Bob Kendall stated he is retiring from the compliance committee. Bob thanked his committee of many years.

Ann is taking Bob's place. Open items (see list) Send letter to owner giving them 7 days remove the plants (Boozer).

- Social
- Landscape. Charlotte – grass is looking really good and irrigation is being repaired. Haven't mulched in a long time and some people are mulching their own yards. Charlotte wants to have the BOD select a color for people to use.
- Clubhouse
- Outreach
- Long Range Planning Committee: Frank Corcran 1102 – reports received from Wally is helpful and will take responses from residents to see what the community feels are important to their needs and to identify which items have the most impact on their budget. Needs copy of 2014 budget.

Old Business:

- CCG contract progress – Randi – almost done, underway.
- Hazard root removal. Several properties with hazard roots sticking up, 909,110, 208, 1502 and 1506, quote is $175.00 x 5 = $875.00. Sherry **MOVED** to accept potential cost for all 5 units NTE $875.00, **SECONDED** by Bob. **MOTION FAILED.** Bob concerned some patches left with nothing put in its place. Randi didn't think it was necessary to remove some of those roots. Sherry revised the **MOTION** to proceed with removing the roots at 909 and putting down sod at a cost NTE $300, **SECONDED** Randi. Sherry YAY, Bob YAY, Randi YAY, Charlotte NAH. **MOTION** passed.
- Review landscape proposal (tabled 5 June) Sherry **MOVED** to proceed with remainder of items 1. Install sod NTE $240 1400-1600. Charlotte stated this is completed. 2. Sherry **MOVED** to remove the 5 diseased palms previously identified at $125.00 each NTE $625.00, **SECONDED** by Charlotte, **MOTION** passed unanimously.

- Tree trimming and removal – passed to next BOD meeting. Bob stated we need to start trimming their palm trees. Cheryl to ask Paradise what their plan is to trim them.
- Handicap parking. Sherry **MOVED** to change the previous fire zone parking slot into a handicap parking place, **SECONDED** by Bob. Randi stated they need to find out if there are required dimensions if it's wide enough, etc. **TABLED.**
- Policies/DOC's/FS720 changes. Andy has worked very hard to create the compliance policy and MR policy and will be completed when he returns.

New Business

- Maintenance fees in arrears (2 units). Sherry **MOVED** to offer the payment plan to acct # 722031 behind 1,063.51to be paid on a monthly basis for a 4 month period to catch up, **SECOND** Bob Carvin, **MOTION** passed unanimously.
- Road repair update?
- SOD for 1400 and 1600. Charlotte stated this area is thriving.
- Paint turn lane stripes (south Patrick Exit). **TABLED** until Andy returns for additional information.

Sherry **MOVED** to adjourn at 7:47 pm.

NOTES: Create MR - Have Brandy check the lights in the clubhouse, some are blinking. Happens when the lights are turned on for some time.
1504 daughter's phone number 321-795-1285 Ann Boozer
Cheryl to ask Paradise what their plan is to trim the palm trees.