PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING JUNE 28, 2016, 2016 6:30PM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE JULY 26, 2016 MEETING

Open Forum:

Resident comments:

Call to order:
The meeting was call to order by Mike Drushal at 6:31 PM.

Establish a quorum:
Randi Pollack- President (2016) (via speaker phone)
John Newell- Secretary (2016) (via speaker phone)
Mike Drushal- Treasurer (2017)
Donna Gensler- Vice President (2016) was not present for the Board Meeting
Bob Carvin- Board (2016)

Approval of Minutes:
May 24, 2016 Board Meeting
A motion was made by Mike Drushal to approve the May 24, 2016 Board Meeting Minutes as presented. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

Officer's Reports:
President Report – no report
Vice President Report- no report
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 May 2016. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.***

Mike Drushal reviewed the aged owner balances for the community. There was one account in which he would like the Board to consider waiving the fees since it was a bank error and not necessarily the homeowner error.

Bob Carvin made a motion to approve the waiver of the late fees for (Acct# 7221102) totaling $78.19. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

Mike Drushal will follow-up with the account manager to take care of this item.

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Secretary Report- no report
Director's Report- no report
Committee Reports:

- Clubhouse Committee- no report
- Outreach Committee- no report
- Social Committee- Delores Gailey stated they committee is planning a Luau in the Fall, details will follow.
- Architectural Review Committee- no report
- Compliance Committee- Ronna Ellerbeck reviewed the accounts that are scheduled to go to the hearing. The Hearing Committee will provide management with the time for the meeting allowing 14 days' notice. In addition, she recommended that the Board consider a guideline for homeowners to follow of maintaining their unit in a first class condition. Lengthy discussion ensued on this topic.
- Landscape Committee- Janis provided an overview of the design for the pool area near the 2 Bismarck palms that were installed. Bob Carvin commented on the pool area needs attention with the current planting of those areas and maintenance. Vivian Carvalho will check the current contract provision if the pool area is included.
  A motion was made by Randi Pollack to approve the design in which Natural Harmony provided the Board as to the plant material to be installed in the pool area. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

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. In addition, she reviewed with the Board the issues in which homeowners, and landscape committee, as well as the Board has brought to management attention of lack of response from Paradise Lawns pertaining issues with the community. The Board asked about the contract provision of cancellation. Randi Pollack confirmed there is a 30 days' cancellation in the contract. Lengthy discussion ensued on the service with landscape services for the community. Vivian Carvalho will contact Randi Pollack to schedule a conference call to address the issues of concern and discuss the process of getting RFP (Request for Proposal) for landscape and irrigation services for the community.

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Old Business:

1. Update on the Natural Disaster Plan for Hurricane Season- John Newell stated that all the building captains have been identified and the plan has been posted on the website. John will follow-up with Donna in regards to making copies of the disaster plan so homeowners have easy access to the information.

2. Update on the Road Project Completion-
   Homeowner brought to the Board attention that the 1800 building one of the manhole cover is now covered with concrete. Randi Pollack will follow-up with Tomas Ponce on this item. Randi Pollack will follow-up

New Business:

1. Ratification of Paradise Lawns proposal for pump replacement-

   A motion was made by Bob Carvin to ratify the action of the pump replacement totaling $1,540.16. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

2. Ratification of Nat Pro Gas of Brevard gas line repair-

   A motion was made by Randi Pollack to ratify the action of the gas line repair totaling $2.293.93. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

3. Discussion about the archways throughout the community that needs to be cleaned-

   Vivian Carvalho reviewed this item with the Board and the areas that are homeowner's responsibility. Lengthy discussion ensued on this topic. The Board consensus is per the Governing Documents this is a homeowner responsibility and the Association should not consider having maintenance clean those areas. Homeowner suggested including a blurb in the newsletter on this topic and having homeowner address it with a timeframe. After the timeframe has expired the Association will commence with violation enforcement letters. The compliance committee

will send a blurb on this topic to Randi Pollack to be included in the next newsletter.

Adjournment-

A motion was made by Randi Pollack to adjourn the meeting at 7:39PM. The motion was seconded by Bob Carvin. All those in favor, motion was carried unanimously.