PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING JULY 26, 2016, 2016 6:30PM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE SEPTEMBER 27, 2016 MEETING

Open Forum:

Resident comments:
1804 -1806 Homeowner commented that there is an irrigation leak that needs to be addressed between those 2 buildings.
1104 Homeowner commented on having the irrigation tech to come out at the same time of the horticulturist at the site.
2301 Homeowner commented on issues with sod in the yard due to fungus. In addition, homeowner commented on the landscape improvement in the pool area as to the length to completion to the project. Lengthy discussion ensued.

Call to order:
The meeting was call to order by Mike Drushal at 6:46 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- Director (2016)

Approval of Minutes:
June 28, 2016 Board Meeting
A motion was made by Bob Carvin to approve the June 28, 2016 Board 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 – Randi Pollack reported the 2 major projects that have been completed in the community which include the road project and the palm tree trimming project. The Board decided to cancel the August Board Meeting due to the items that have been accomplished in the community. They will meet at the regular September Board Meeting.
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***

June 2016. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

Secretary Report- no report

Director's Report- no report

Committee Reports:

- Clubhouse Committee- Roxy Rock provided an update of the rentals and would like the Board to consider removing the carpet and replacing with vinyl. Roxy requested permission from the Board to proceed with obtaining bids for the work.
- Outreach Committee- no report
- Social Committee- Delores Gailey requested the bank statement for the social account on monthly basis. She would like the report since we took over as a management company. Vivian Carvalho will touch base with the account manager for the information.
- Architectural Review Committee- no report
- Compliance Committee- Ronna Ellerbeck provided a report of the open violations and the accounts that are in a queue to go to a Hearing. In addition, the committee is working on a guideline for homeowner keeping their home in first class condition. The committee has scheduled the hearing for August 16, 2016 at the clubhouse at 6:30PM.
- Landscape Committee- Janice Walter provided an overview of the proposals that were submitted for the Board to consider.
  1. Paradise Lawns Proposal for the tree removal #1609
     A motion was made by Randi Pollack to approve the proposal totaling $380.00. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

  2. Paradise Lawns Proposal to remove and dispose the diseased insect damaged palm.
     A motion was made by Randi Pollack to approve the proposal totaling $200.00. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

  3. Paradise Lawns Proposal for installation of (20) 1-gallon sunset jasmine between units 808-810 Parkside Place.
     A motion was made by Randi Pollack to approve the proposal totaling $190.00. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

4. Paradise Lawns Proposal to clean out area east of Building 1100.
   A motion was made by Randi Pollack to approve the proposal totaling $500.00. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

5. Paradise Lawns Proposal for troubleshooting pump station #3.
   A motion was made by Randi Pollack to approve the proposal totaling $230.00. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.
6. Paradise Lawns Proposal for troubleshooting pump station #2.
   A motion was made by Randi Pollack to approve the proposal totaling $115.00. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.
7. Paradise Lawns Proposal for troubleshooting pump station #1.
   A motion was made by Randi Pollack to approve the proposal totaling $140.00. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

Bob Carvin comment on having an assessment of the oak trees completed in anticipation of the hurricane season. Bob Carvin comment on the great job that Paradise Lawns did with the clean-up with the palm tree trimming project.

Janice Walter wanted to know the possibility of having a town hall meeting in the Fall to discuss the landscape services for the community. Lengthy discussion ensued on this topic.

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.

  Vivian Carvalho will touch base with Brandy in regards to various items that needs to be followed up pertaining the community.

  Vivian Carvalho will follow-up with FP&L in regards to the South Patrick Drive Entrance Stop Sign being taped to the FPL transformer.

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Old Business:

1. Update on the Road Project Completion- The project is complete and the final walkthrough occurred 2 weeks ago. MRC Contracting is finalizing the work for the homeowners that hired them directly for driveway and sidewalk replacement.

New Business:

1. Ratification of Palm Trimming Proposal-

   A motion was made by John Newell to ratify the action of the palm trimming proposal totaling $6,420.00. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

2. Discussion of Annual Meeting & Budget Meeting Schedule- The Annual Meeting is scheduled for 11/15/2016 and the Budget Meeting is scheduled for December 1, 2016.

Adjournment-

A motion was made by John Newell to adjourn the meeting at 8:15PM. The motion was seconded by Randi Pollack. All those in favor, motion was carried unanimously. September 27, 2016