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

Meeting Date: **August 27, 2019**
Meeting Time: **6:30 pm**
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 6:30 pm with all board members in attendance either in person or by phone.

2. **Roll Call (In Attendance)**
   Jim Lawson-President (2019)
   Randy Pollack-Treasurer (2020)-By Phone
   Donna Gensler-Secretary (2020)
   John Newell-Director (2019)-By Phone
   Wil Miller – Director (2019)
   Brenda Clark, LCAM-Leland Management
   Homeowners in the audience - 10

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:** July 16, 2019
   Randi motioned to approve the above refenced minutes, motion seconded by Donna 2, all in favor, motion carried.

5. **Officer's Reports:**
   President: Jim discussed the recent Project Priorities Survey that was sent to all PSP owners. Out of the total 128 residents surveyed there were 11 with no email address and 5 with email addresses that were no longer valid. The total response was 73% overall. Regarding an assessment to cover the cost of these projects, 79 responses were received with 48 owners in favor of an assessment and 31 against an assessment. The document illustrating the results is attached to these meeting minutes. The board will need to continue to review these priorities and costs involved and develop a plan to implement these projects.

Treasurer: Randi presented the following information:
Owner balances total $1,058.82
Operating Account balance: $111,777.36
Reserve Account balance: $300,476.44
Income statement depicts the budget as being over by $889.29
The SOS Septic invoice was corrected, projecting the operating and account balances above.

Secretary: No report.

Director:
John – No report.
Wil – Natural Harmony will begin hurricane preparation by putting the pool furniture away, securing the pool and placing plywood on the clubhouse windows.

Architectural Review: Jim McKillop stated that the committee held their first meeting under the new ARB meeting procedure. There was a total of 4 applications reviewed. Three were approved and one was denied as the homeowner wanted to construct a wood structure on the patio. That homeowner will research other sources for shading the patio and will submit a new application in that regard.

Clubhouse: No report.

Landscape: No report.

Outreach: Donna met with the Strick family, the new owners of Unit 204.

Social: No report.

Drainage: Jim stated that negotiations continue with Publix, repeating that the 2006 easement agreement has permitted Publix to take a more obstinate stand in this process. Discussion with attorneys Gary Frese and Alan Whitehead reveal that litigation is estimated at $25,000 to $40,000. The short-term choices remain:

1. Allow time for additional discussions with the City of Indian Harbor Beach and Publix, providing them with a specific timeframe to provide a solution, possibly 30 days to September 30th
2. No response, unsatisfactory response, begin a PR campaign for 30 days with letters and/or visits to the Chairman of Publix and Bealls (to October 30th)
3. If no progress – take legal action

Jim reached out to Dan McIntosh, attorney for Publix on 8/20/2019 to receive a response indicating that Dan is awaiting Publix's response.

- Contacted FP&L regarding clearing of the drainage area east of the sub-station – FP&L mobilizing a unit to do so.
- Contacted SunTrust's corporate office regarding the bank's discharge in PSP's pond, was referred to their real estate office in Orlando.
- All three pumps on the east property line seem to be functioning well and relieving the drainage issues along that property line.
- Natural Harmony continues to monitor and clean out the area as it does fill with debris after storms.
- The overhanding tree limbs and bushes that drop debris into the swale continue to be am issue. The landscape committee indicated that his issue would be addressed during the April hammock clean-up, but it was not. This needs to be addressed when Wally returns.

Jim reviewed information from Lake & Wetland Management regarding the rebuilding of the banks of the pond and adjusting the Publix swale, for a total cost of $7,875.00. John commented on the fact that as this information was emailed to the board 3-4 hours prior to the start of the board meeting he does not feel it gives board members adequate time to review and understand the proposed scope of work. Wil stated that he, personally, is not prepared to vote on this expenditure at tonight's meeting. Randi commented that she needs a better understanding of what actual needs to be done in this regard and asked if this topic could be discussed at the next board meeting.

Manager's Report: Brenda stated that the report was emailed to the board on 8/15/2019 and asked if the board had any questions or comments regarding the report and its attachments. No one had any comments, etc.

6. Old Business

- Request for no smoking at the pool area: This topic was reviewed at the 7/16/2019 board meeting. Brenda stated that in the "Parkside Place Guide to Easy Living", page 9 clearly stated "Based on Florida law, there is NO SMOKING in any of the common areas of the condominium". Brenda will confirm this fact via the governing documents and Florida statue. If this is confirmed, we will order No Smoking signs and have Natural Harmony install them around the pool and clubhouse area.
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7. New Business

- Budget Review Committee:
  Bob Carvin (404), Wayne Van Syckle (508), Beverly Zigmunt (1008), Margaret Gula (2109), Kent Bolton (2404)

  Randi stated that that the above-named individuals agreed to be on this committee. Motion to appoint this committee was made by Randi, seconded by Donna, all in favor, motion carried

Randi indicated that the committee will work on the draft budget provided by Leland Management. Discussion took place regarding the board holding a special meeting to discuss budget issues prior to the actual budget approval board meeting. Other projects and the planning of payment for same could be discussed at this meeting. Jim commented on the fact that perhaps the topics of signage and sidewalk repair could be allotted for in the budget in some way.

It was confirmed that the board would be available for a special board meeting on Tuesday, September 10, 2019 at 6:00 PM.

Randi commented on that fact that there will be at least a 10% increase in insurance, the cost of bulk service cable has increased and a possible $10 per month increase in HOA fees could possibly cover these expenses. She also commented on the fact that they budget may be approved without the inclusion of additional projects.

- Reserve Study for 2020: Randi stated that an updated study has not been done since 2015 and management is recommending that one be done. She also stated that there are items that were not included in the reserve categories in the last study and should be included moving forward, i.e. wells and the irrigation system.
- Management will get an estimate from Reserve Advisors for a new study as well as contact the previous reserve study company regarding an update.

- Revision of Reserve Categories – discussed above.

- Borrowing from Reserves to pay Insurance Premiums:
  Randi suggested borrowing from reserves to pay for this expense instead of utilizing a finance agreement. With a reserve balance of $300K, borrowing $100K to pay for insurance would leave a $200K balance. She stated that the financed amount is currently $116,000 and the association is paying $2500 in interest. If the premiums increase the interest will increase. John commented that although this sounds like a good business decision it doesn't sound like a good decision regarding the reserves as they are designated for specific expenditures and the association would be deviating from that. Randi stated that if the association were to pursue this option a membership vote would need to be taken prior to doing so. Management will provide the board with an opinion in this regard.

- Compliance Committee:
  Proposed members: Kimi Nathan (510), Ann Parchinski (604),
  Ken Sheinkopf (1104), Scott Higginbotham (2107)
  A motion to approve this committee was made by Donna, seconded by Wil, allin favor, motion carried. The board will determine a list of priorities for the committee at the 9/10/2019 special board meeting.

- Eau Gallie Oak Tree Trimming Proposal: Jim commented that he feels this is a waste of money. He observed a 14-foot truck clear the canopy of trees, not touching any of the branches. This is now a closed matter.

- Pest Control: Donna obtained quotes from three companies as follows
  Apex – the monthly fee remains at $380/month
  Massey- $416/month. In the event of evidence of rodents, they will perform rodent control for two weeks at no charge.
  Slug-A-Bug – $11,760 annually
  Randi stated that the association would change pest control companies when the existing contract expires in January 2020
  A motion was made by Randi to move forward with Massey, seconded by Jim, all in favor, motion carried.

- Pool Leak: Jim reviewed his calculation sheet regarding water loss in the pool. Randi commented that the association does have an annual budget of $5,000 for pool water alone and asked if part of the pool system water could be being used for irrigation. Jim commented that Paul from Price-Rite pools stated that the water level dropped 4 inches in less than a 24-hour period with the auto-fill valve running full-time.
  John motioned to approve Red Rhino's proposal of $695.00 for pool leak detection, seconded by Randi, all in favor, motion carried.

- Proposal 2702 for additional pool repairs:
  Wil checked with Natural Harmony to determine if the life rings and throw ropes had been replaced recently and they have not. Regarding the spa pump, an option would be to let it run "as is" until inspection tags it or replace it now. After a brief discussion Jim motioned to approve the $2,818.56 quote from Price-Rite Pools, seconded by Donna, all in favor, motion carried.

- Quote for Sod Replacement for Unit 1201: Prior to this sod replacement Paradise Lawns is to be requested to perform a system inspection to determine that there is adequate coverage of this entire lawn. A motion was made by Jim to proceed with Paradise's quote of $600 to install St. Augustine sod, seconded by Wil, all in favor, motion carried.

- Building Signs
  Wil showed the board members present a sample of a high-density foam sign that would be painted in two colors from Kendall Signs. Their quote for new signage for the community is $5,856.00 or $195.00 per sign. Wil stated that this price does not include delivery and installation of the signs. Natural Harmony could be tasked with that. Wil is going to obtain two additional quotes

8. Adjournment

A motion to adjourn the meeting was made by Wil, seconded by Randi. All in favor, motion carried, meeting adjourned at 8:15 pm

9. Open Forum

- Town Hall meeting – resident from out of area could not get through – all lines used.
- Ken S. volunteered to help hurricane prep if necessary
- Jim suggested sending out an eBlast regarding hurricane preparedness. He will compose the content and send it to Randi for distribution to the community.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: September 24, 2019