PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

September 25, 2018

I. Call to order: The meeting was called to order by Donna Gensler at 10:01 AM.

II. Establish a quorum/present: Randi Pollack- President By phone
Donna Gensler- Vice President; Bill Burleigh-Treasurer by phone;
Jim Lawson- Director, Amy Kneessy- Alternate ; absent: John Newell- Secretary

III. Approval of Minutes:
A motion was made by Donna to approve the August 28, 2018 minutes as presented, seconded by Jim; all were in favor.

IV. Officer's Reports:

a. President Report – deferred to agenda items.

b. Vice President Report- Donna read an update on the meeting with the Committees. Report is attached.

c. Treasurer Report - Bill Burleigh reviewed the financials. Motion to accept the Treasurer's report by Jim, seconded by Randi; all were in favor. Report attached

d. Secretary Report- No report

e. Director Report- No report

V. Committee Reports:

a. Clubhouse Committee- Marilyn Burleigh stated that the clubhouse rug was cleaned for $145.00. She will put the calendar on the web in the few weeks.

b. Outreach: Donna welcome the new owners at 2107, Laura and Scott Higginbotham.

c. Social Committee- Delores reminded all of Octoberfest next week, October 7th.

d. Architectural Review Committee- No Report

e. Compliance Committee- Amy said the committee is in need of a new member.

f. Landscape Committee- Wally presented his report and asked the Board to release 925.00 for tree removal. Motion by Randi to approve up to $925.00, seconded by Donna, all in favor.

VI. Managers' Report- attached

VII. New Business:
Discussion ensued in retaining Joseph Michelak CPA for the 2019 audit and tax return for $2,600.00. Motion by Randi to retain Joseph Michalek, seconded by Donna; all in favor.

VIII. Old Business:

1. Update on drainage project. Jim gave the update. No word from Publix engineer or from a pump company. See attached report.
2. Street light agreement: Two units 111 and 810 have common area street lights attached to their homes and pay the electric bill. The draft agreement was revised to read that each owner would be paid $60.00 annually for electric use. Motion was made by Randi, seconded by Donna; all were in favor.
3. Compliance procedures: discussion ensued. The Compliance policy and the Vehicles and Towing policy had slight conflicts. These were changed so both policies now reflect the same information. Motion was made by Donna, seconded by Jim, all were in favor.

There being no further business, Donna made a motion to adjourn at 10:45am, seconded by Bill.

The floor was open to the residents.

Respectfully submitted,
Joan Thayer, LCAM

Vice President's Report
September 25, 2018

On September 7th, I walked around with Bill Burleigh, Jeff Appleford from Paridise and Dustin the irrigation tech. Several areas were turned on and we viewed the coverage and types of heads used. Their goal is to have consistent coverage when there are no wind factors involved. Jeff talked about cutting around the heads to allow more spray not influenced by grass blades. Dustin is continuing to refit heads to complete the irrigation project as negotiated with Paradise.

There are areas in our community to be sodded and that will occur in October. Jeff is evaluating the areas that he feels Paridise should have been responsible for maintaining and did not, due to pest control or irrigation issues. He is personally overseeing our property and is working to get Parkside to a higher standard.

On October 1st, Paradise will switch to mowing every other week and the sprinkler system will be programmed to once a week. The irrigation is county mandated and follows State regulations. When the new sod is placed, there is a 30 day grace period that will allow the new grass to root in the soil. If you have new sod, please water if needed. The goal is to get the new sod established.

There was a bottle of Dawn Dishwashing Soap poured into the jacuzzi on Saturday evening or Sunday morning. The situation has been corrected at this point but please make note if you see or hear something out of the ordinary. Brandy is reviewing the camera video and will let us know what she is able to see. An incident like this is considered vandalism and will be reported to the police.

If you have a Maintenance Request, please fill the form out online. This helps us track the work needed and when it was competed. It takes a Community to make Parkside a Community...all of us working together.
Donna Gensler

Outreach-new residents
#2107. Scott and Laura Higginbotham
They are signed up for the Fall Festival dinner, say "Hello" to them!

Treasurer's Report – August 2018
Presented September 25, 2018

Review of the financial reports for August:

1 - Owner Balances:

Balance	1/31	$2,062.72	($1,891.65 over 31 days)
Balance	2/28	$1,366.01	($89.59 over 28 days)
Balance	3/18	$ 870.10	($845.10 over 31 days)
Balance	4/18	$ 210.35	($210.35) various fees owed by 3 owners)
Balance	5/18	$ 644.93	(one owner plus various fees by 6 owners)
Balance	6/18	$1,709.73	(All over 30 days, 8 units – various amounts)
Balance	7/18	$1,692.67	(All over 30 days, 10 units – various amounts)
Balance	8/18	$1,067.18	(All over 30 days, 11 units – various amounts)

Note: I will begin calling owners as to why they are late.

2 - Balance Sheet:	**Previous**	**Current**
Operating account	$105,435.11	$133,832.63
Reserve account	$267,545.96	$271,275.51

3 - Income Statement: Over/**Under** Budget $29,236.58 $36,233.37

4 – Reserves: Reserve expenses through August $10,444.45

No change from July report. Reserve Expenses to date include repair of East Fence hurricane damage, installing light and lock at Publix gate and initial costs for Drainage Project. In May, $1,500 paid for soil testing for the Drainage Project. Some of the Legal fees dealing with Publix regarding their drainage contributions were paid. Vice Painting was paid $3,000 for the concrete sidewalk repairs.

Bill Burleigh, Treasurer

Board Report, September 25, 2018

Activities/Actions

Plans for October:

1. Remove dead fronds from palm trees.
2. Trim Hammocks.
3. Develop Annual Plan for 2019.
4. Continue to close WOs.

Today's Board Action – Not to Exceed $925:

1. Remove dead palms -- $850.
    A. Queen Palm at 2402 -- (includes $125 for stump removal) -- $425.
    B. Queen Palm at 101 -- $200.
    C. Queen Palm at pool entrance – $200.
    D. Sago trunk at 2200 -- $25.
2. Remove Palmetto at 2418 -- $75.

Need update on 2018 Available Landscape Funds
(estimate as of September 25, 2018)

Account	2018 Budget	Available to be Obligated
6418 Landscape Committee	$200	
6548 Palm Tree Trimming	$6,000	
6549 Oak/Other Tree Trimming	$6,000	
6550 Tree Removal	$6,000	
6551 Tree Replacement	$5,000	
6552 Sod/Shrub Replacement	$6,000	
6553 Hammock Maintenance	$8,000	
6560 Replacement/Enhancements	$1,000	
Totals	**$38,200**	

Drainage Committee Report

September 28, 2018 Jim Lawson, Bill Burleigh & Jim McKillop

Report of recent activity:

Engineering Evaluation and Analysis

1. Soil Boring and Survey work have been complete since early July. A formal report has been received from the boring company, Keller, Schleicher & MacWilliams (KSM) and forwarded to Erin Trauger. Final drawings of the survey work have been received from Jon Mott at Mott Land Surveying and forwarded to Erin Trauger. The electronic topographical data has been received and forward to Erin.

2. Erin Trauger, our civil engineer, has begun her analysis of the KSM and Mott Surveying data. In a Drainage Committee meeting on August 29th, Erin agreed to expedite her discussions with the City of IHB and the St. John's River Water Management District to determine their interest/mandated participation in resolution of the current drainage conditions. The committee is hopeful, but candidly skeptical, that we will have her engineering proposal before the Board meeting of September 28th, as things always seem to take much longer than expected.

East Property Line Pumps

GW Pumps visited the site on August 16th and evaluated the three pump locations and the discharge points. Dan from GW committed to a proposal for the new pumps by August 21st. After that commitment and 6 follow-up calls, we still have not received the proposal. Contact was made with Central Pump, a company on-site to assist Paradise with irrigation issues, on September 18th. We have not yet had a response from the owner of Central Pump.

On Saturday of Labor Day weekend, a group of owners gathered to install 400 feet of discharge pipe from the Pump 1 location along the east property line to the north swale. It was very warm, and much effort was expended; the committee recognizes the following residents for all the help: Ken & Mary Allen, Ken & Blanche Sheinkopf and their son Ken, Bill & Marilyn Burleigh, Jim & Kristin McKillop, Will Miller and Jim & Barri Lawson. It was determined after the pipe was installed that the small pump at location 1 was insufficient to pump the water with a head of 5-6 feet over the 400' length to the north swale.

The plan remains to install new pumps at all three locations soon.

As discussed in the July board meeting, "…t*he new pumps will be installed in existing sumps that should be added to a regular Natural Harmony clearing and cleaning assignment."* This directive should be reinforced on a regular basis.

Outfall structure at South Patrick Drive

There has been limited rainfall since the last Board meeting and Natural Harmony has cleaned around the outfall and drainage culverts. As of now, the outfall is clear, the swales have been mowed and are relatively clear. The drainage system should be able to handle normal thunderstorm-type precipitation.

Landscape impediments to water flow

Overhanging tree limbs and bushes that drop leaves and debris into the swales continue to be an issue. The drop debris into the swale creating dams and obstructions that impeded flow. The Landscape Committee has agreed to address this issue this fall.

Easement Legal

We continue to await a response from Publix to the second letter. It's not surprising there has been no response, but we continue to expect something. Contact will be made with Gary Frese on Monday, September 27.

Parkside Place Homeowners Association, Inc.
1221 Admiralty Blvd.
Rockledge, FL 32955

Manager's Report – September October 2018

FINANCIAL REPORT

- The Financial Report was sent Rosemarie Civerolo was sent for your review.

REPORTS:

- Attached are the work order reports.
- Attached is the ARC and the violation reports

ADMINISTRATIVE/MAINTENANCE:

Budget was completed and is included

A work order was placed with Spectrum pools for the life preserves.

Three pool lights are out inside the pool, proposal attached.
Spa heater has not been working, two proposals attached one from Nat-Pro and one from Wyse
Spa needs a new handrail, proposal attached
Irrigation pump number two needs to be replaced, proposal attached

I sent Jim Lawson SOS Septic for the trash pumps.

The first notice of Annual meeting was sent out. Candidate forms are due in By October 19th.