PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEETING NOVEMBER 28, 2017 6:30PM CLUBHOUSE
OFFICIAL MINUTES, TO BE AS VOTED AND APPROVED
AT THE NEXT ANNUAL MEETING IN 2018

ANNUAL MEETING AGENDA

Call to order:
The meeting was call to order by Randi Pollack at 6:30PM.

Board Members and Management Team Present:

Randi Pollack, Donna Gensler, Bill Burleigh, and John Newell were present with the current Board.

Vivian Carvalho, Racheal Meade, and Viviana Iduate with Leland Management, Inc. was present along with various members from the audience.

Proof of meeting notice was mailed to all the residents in advance and an affidavit is on file on the notice.

Certification of membership quorum- Quorum was established to proceed with the Annual Meeting with 70 out of 38 via proxy and or in person required.

There were 3 open seats and 4 homeowners that submitted their intent to be on the Board. The candidates were as follows:

Charles Higdon
Amy Kneessy
James Lawson
John Newell

Randi Pollack reviewed the staggered terms for the Association due to the Governing Documents. The (2) candidates with the highest number of votes will received the (2) year term. The remaining candidate with the next highest number of votes will receive the (1) year term. Lengthy discussion ensued.

Appointment of Ballot Counters- The following homeowners were appointed by the members to assist with counting the ballots:

1. Kathy Corcoran
2. Roxy Rock
3. Mary Allen
4. Ed White

ANNUAL MEETING NOVEMBER 28, 2017 6:30PM CLUBHOUSE
OFFICIAL MINUTES, TO BE AS VOTED AND APPROVED
AT THE NEXT ANNUAL MEETING IN 2018

Rachael Meade and Viviana Iduate with Leland Management, Inc. will oversee the counters and provide instruction for the counting process.

Introduction of Candidates- The candidates that were running for the Board provided an overview of their past experience and the reasons they would like to be considered from the members on the Board.
Charles Higdon
Amy Kneessy
James Lawson
John Newell

Election- Ballot Counter gather in the back room to count the # of ballots casted for the candidates.

Reading and disposal of any unapproved Membership Meeting Minutes-

Donna Gensler motion to waive the reading of the minutes from the 2016 Annual Meeting Minutes and approve the minutes as provided. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Report of Officers-

President- Randi Pollack provided an overview of the insurance amendment that was completed this year. In addition, Randi Pollack provided an overview of the field report that the Association is pending to receive from the adjuster for the property and fence damaged caused by Hurricane Irma.

Randi Pollack wanted to thank the following committees for their dedication and hard work to the Community this past year.

Landscape Committee- Wallace Berger, Marilyn Burleigh, Janice Walter

Compliance Committee- Ronna Ellerbeck, Amy Kneessy, and Ann Parchinski

ARB (Architectural Review Committee)- Jim McKillop, Ed White, and Pamela Boklan

Clubhouse Committee – Roxy Rock and Gladys Karmin

Social Committee- Delores Gailey and Kathy Corcoran

Outreach Committee- Randi Pollack provided an overview of this committee and is requesting volunteers to be part of this committee since Donna Gensler is the only member part of that committee. She stated that there is not a charter for this committee and once a committee is established that would essentially be the first item at hand for the committee to address.

ANNUAL MEETING NOVEMBER 28, 2017 6:30PM CLUBHOUSE
OFFICIAL MINUTES, TO BE AS VOTED AND APPROVED
AT THE NEXT ANNUAL MEETING IN 2018

Vice President- Donna Gensler had no report.

Treasurer- Bill Burleigh provided an overview of the drainage project that he along with other homeowners is working in addressing for the community.

Secretary- John Newell had no report.

Report of Committees-

Landscape Committee- Wallace Berger wanted to thank Marilyn and Janice for cleaning the front entrance. Also he reported the hammock cleaning will start tomorrow, November 29, 2017 in which the landscape committee will be supervising the project.

Compliance Committee- Ronna Ellerbeck mentioned with the Holidays coming up to point out to guest visiting to park in the parking pad for a period of 2 weeks. If there is an extended period of time to inform Ronna and or management of the circumstances. Also street parking is not permitted per the Governing Documents with the exception of service provider. The other item in which she would like to report is to review the Garage Policy and keeping it close if not in use.

Social Committee- Delores Gailey provided an overview of the Holiday pot luck that is scheduled for Sunday, December 10, 2017 and the sign up list is located in the bulletin board and the committee is requesting to sign up by Monday, December 4, 2017.

ARB Report- Jim McKillop has no report

Clubhouse Report- Gail provided a report on behalf of Roxy Rock that the table top glass for one on of the tables outside has been ordered and replaced.

Randi Pollack provided an overview of the rodent issue that has brought to the Association attention. Randi reported that Apex does not provide this service and does not recommend to have trap set up outside the unit for safety reasons. Wildlife Company recommended to have an inspection completed by each individual unit. Randi Pollack stated that management is working on getting proposals and information about options of addressing this matter and the Association will provide to the homeowners. In addition, she reported to the members that the Association is pending to receive the field report from the field adjuster pertaining to the Hurricane Irma damages.

Janice Walter asked have we talked to Publix commercial property owners about the dumpster. Lengthy discussion ensued on this topic and the Association is continuing to have conversation with the Publix Commercial owner about the garbage containers between both property line.

ANNUAL MEETING NOVEMBER 28, 2017 6:30PM CLUBHOUSE
OFFICIAL MINUTES, TO BE AS VOTED AND APPROVED
AT THE NEXT ANNUAL MEETING IN 2018

Bill Burleigh stated that there is a recall with a specific type of Fire Extinguisher for homes with a brand called KIDDE. One of the homeowners suggested to go onto the website and obtain the specific type of fire extinguisher that has been recalled from KIDDE.

Sump Pumps- There is no power to the meter and the line from the meter to the transformer. Lengthy discussion ensued on this topic. Management is following up with Brandy in regards to this matter since the understanding has always been that from the meter out to the street is FP&L responsibility.

A motion was made by Donna Gensler to recess the meeting to provide time for the ballot counters. The motion was seconded by John Newell. All those in favor, the meeting was recessed at 7:14PM.

A motion was made by Donna Gensler to reconvene the meeting. The motion was seconded by John Newell. The meeting was reconvened at 7:47PM.

Election Results-

Candidate	Ballot Count	Result	Term
Charles Higdon	**43**		
Amy Kneessy	**49**	**2**	**Tie Vote**
James Lawson	**52**	**1**	**2 year term**
John Newell	**49**	**2**	**Tie Vote**

Appointment of Nominating Committee for the following year's annual meeting- not applicable to Parkside Place

Unfinished Business-None

New Business-None

Adjournment-
A motion was made by Donna Gensler to approve the adjournment of the Annual Meeting at 7:54PM. The motion was seconded by Joyce Ott. All Members in favor, the motion was carried unanimously.