Parkside Place Homeowner's Association
Board Meeting
December 15, 2009, 6:30p.m.
Clubhouse

Minutes

Open Forum: Began at 6:30p.m. Open discussion from owners on the new roofing process and the introduction of the new Board members. Open new budget discussion with no questions from the floor.

Meeting was called to order by Mr. Neil Harmeson, Pres. at 6:41p.m. Board members present included Mr. Harmeson, Ms. Sherry Palmer, Mr. Jim McKillop, Mr. Frank Corcoran, Ms. Margie Solliday, and Mr. Wally Berger. A quorum was established and the meeting was posted properly.

Motion by Ms. Solliday, 2nd by Mr. McKillop to accept the November Board Meeting minutes. Motion passed. Motion by Ms. Solliday, 2nd by Mr. Corcoran to accept the November Organizational meeting minutes. Motion passed. Annual meeting minutes will be approved at the next Annual Meeting.

Financial Report

Ms. Solliday, Treas. presented the financial reports. As of 12/15/09 the Operating Account has a balance of $24,464 and the Reserve Account had a balance of $154,567. In the performance to budget review it is to be noted that the roofing expense was approx. 70K over budget. Motion by Ms. Solliday, 2nd by Mr. Berger to accept the October and November, 2009 financials. Motion passed.

Motion by Ms. Solliday, 2nd by Mr. McKillop to remove any old Board members, Mr. Jim Weemhoff, Mr. Ed Farnsworth, and Ms. Susan Roe as signors on both the Bank of America checking account and the Vanguard Reserve Account and to add the new Board members as signors, specifically, Mr. Jim McKillop, Mr. Frank Cororan, and Ms. Sherry Palmer. Motion passed. Signature cards will be updated to reflect above changes.

Officer's Reports

Mr. Harmeson – introduced the new Board members and each introduced themselves with a brief background. The new V.P. is Mr. Frank Corcoran, Secretary is Mr. Jim McKillop, and Treasurer remains as Ms. Margie Solliday. Ms. Sherry Palmer is the alternate Director. Mr. Harmeson also stated that Mr. Weemhoff will be the Webmaster for PSP website and will update as required.

Committee Reports

There will be a Board liaison member to each committee to assist with coordination with the Board.

Rules – Mr. Bob Kendall discussed three issues –

A. Dogs by the pool – signs were temporarily posted and no problems since warning.
B. Open garages – two were noted and warned.
C. Parking – two violators were warned and cars removed.

Long Range Planning – inactive at this time. Changes needed to the documents could be a function of this committee in the future.

Informational – Ms. Parchinski is planning another seminar in January, 2010.

Social – Mr. Corcoran is the Board liaison. Ms. Smith gave the social report. 7-8 parties are planned for next year, beginning with a Country Western party in Jan. They will be posted.

Landscape – Mr. McKillop is the Board liaison. He is coordinating with Ground-Tec to get consistent results from the lawn and landscape contract. It is a 2 year contract and there has been some lack with consistency in work. Mr. and Ms. Smith discussed three issues this committee is investigating –

A. Pool areas needs to be landscaped.
B. Ugly issues need to be screened from view.
C. FPL area by the S. Patrick entrance. FPL has agreed to install some plants in the near future.

Infrastucture – Mr. Berger is spearheading a new committee to deal with large issues such as the roads, sidewalks, structures, etc. Three things are of concern – transparency in actions and communications, participation by all owners interested, and well defined processes to accomplish projects. Mr. Berger stressed that it was important for the Board, Committee members, and the community to address issues about these infrastructure projects to him or the Committee Chairperson. More to come at a later date.

Welcoming – Ms. Palmer is the liaison with this committee. No report from Ms. Nan Taylor. The owners of 1603 and 701 have passed.

Clubhouse – upgrades are needed to meet the city Fire Safety code. Motion by Mr. Corcoran, 2nd by Mr. Berger to obtain what needs to be done from Mr. McKillop and then obtain a bid to bring into current code. The Board also agreed to consider the bid as urgent and process it through an e-mail polling of the Board. Motion passed. 21 volunteers have come forward to be on the Clubhouse DecoratingCommittee. A meeting notice will be posted in the clubhouse for a kickoff meeting in January. Short discussion on the capacity of the Clubhouse. The fire department has stated that the capacity is 66 persons at one time for any function.

Old Business

Collections – any needing collecting are currently with the attorney for processing. There are currently 3 in collection proceedings. Residents are reminded that dues are due on the 1st and late on the 10th. A $25 Late fee will be assessed after the 25th of each month.

Maintenance Log – is being maintained and issues addressed by Mr. McKillop and Mr. Phillips of DPM.

New Business

Budget – The new budget is 390K and does not require an audit. It has been distributed to all the owners. Motion by Ms. Solliday, 2nd by Mr. Berger to approve the FY 2010 budget. Motion passed.

Appointment – motion by Mr. Corcoran, 2nd by Mr. McKillop to appoint Mr. Jim Weemhoff as Documentarian for the PSP Association. Motion passed.

Building Painting – a sealed bid was presented to the Board as received by the management company on behalf of GPF Painting, Inc. Other bids to be obtained at a later date to consider. The Board also agreed to select one painter to do all 4 buildings.

Adjournment

Meeting adjourned at 8:45p.m.