Parkside Place Homeowners Association
Board Meeting
January 28, 2014, 6:30p.m.
Clubhouse

Minutes

Open Forum:
Unit 1406 – B. VanCott reports that the peahens are now gone.
Unit 2009 – Mr. McKillop wants to know if the reimbursement due the Association for damage caused to a lamppost by Ms. Duplissey has been paid to date. The lamppost was paid for but the electrician charges for reinstallation has not.
Unit 1100 – Mr. Grissom reports that he thinks some oaks are dying at that building and asks that the landscaper and l.c. look at.

Call to order
Meeting was called to order by Ms. Sherry Palmer, Pres. at 6:40p.m. Board members present included Ms. Palmer, Ms. Randi Pollack, Mr. Ed White, Mr. Bob Carvin, and Ms. Charlotte Duplissey. Mr. Andrew Weeks was also present as the alternate Director. Quorum was established and the meeting was posted properly.

Motion by Mr. White, 2nd by Ms. Pollack to approve both the minutes of December 17, 2013 – one for Budget meeting and one for normal BOD meeting. Motion passed.

Financial Report

Ms. Phillips of DPM had forwarded the December financial report to BOD members previously for review. Unit 2103 – a settlement offer from the mortgage holder has been rejected by the BOD. A/R report – Unit 301 & 1406 are ok. Motion by Mr. Carvin, 2nd by Mr. White to approve the December financial report. Motion passed.

Officers Reports

President – some items were discussed:

1. Charlotte Duplissey is now the chair of the landscape committee. Paradise will meet with Charlotte and Randi weekly on landscaping/irrigation issues.
2. Paradise Lawns begins service on the property on February 1, 2014 and will be handling both the landscaping and the irrigation.
3. Ms. Palmer decided that a search was needed to explore new management and has appointed a committee consisting of Ms. Randi Pollack, Mr. Alex Grissom, and Mr. Dennis DiSiata to do this before April, 2014. Ms. Pollack will chair this committee.She has developed an RFP which she will give to the committee. Mr. Weeks was concerned that the BOD was not consulted on development of this RFP. Ms. Palmer said the RFP is available to anyone in the committee wishing a copy.

4. Wants to establish Petty Cash accounts for the committees. Motion by Ms. Palmer, 2nd by Ms. Duplissey to move $100 into the Outreach Committee. Motion passed.

Vice President –
Ms. Pollack explained that the handyman will likely be working 10-12 hours/week once his irrigation responsibilities are removed and taken over by Paradise Lawns. Anything in excess of 15 hours per week will require BOD approval. May be needed for special projects.

Treasurer –
Mr. Carvin closed the donation account. He is also investigating other ways to earn more interest with the Reserve Funds, currently with Vanguard. Ex – CD's, staggered over periods of time.

Secretary – no report.

Directors – Ms. Duplissey – no report.
Alternate – Mr. Weeks – no report.

Committee Reports

Rules – Mr. Kendall reports on three items:
1. 700 Building were leaving garbage cans out all day. This has been resolved.
2. Garage doors must be closed during the day unless you are working outside.
3. Dogs – a decision/policy must be made on size and number of dogs/unit.

Social – Ms. Gailey reports there will be a party on 2/22 and a St. Patricks Day party on 3/22.

Landscape – Ms. Duplissey will be meeting with Paradise Lawns on 1/30/14 to discuss start-up, etc.

Clubhouse – Ms. Rock requests pest control for the Clubhouse. This will be investigated.
A/C filters will be purchased for the Clubhouse.

Outreach – none.

Long Range Planning – Mr. Berger and Mr. Carvin will work this committee.

Old Business

MR Review – Mr. Phillips of DPM incorporated all the SenEarthCo data into a table system for the BOD to review monthly. Most MR's outstanding are those involving BOD input and landscaping.

New Business

Landscaping – previously discussed.
Update governing documents – Mr. White will be looking into this project.
100 Block landscaping restoration – Ms. Palmer will get with Mr. Fleury on what was proposed to fill in the back areas of these units since the pepper trees were removed.

Tree Removal contract – After long discussion motion by Ms. Palmer, no second to have Neon remove the palms and Global Greenz to do the oaks. Motion was withdrawn. Motion by Mr. White, 2nd by Mr.Carvin to employ Neon Tree Service to do both the palms and the oaks with the exception of Unit 208/210 which will be completed by G.G. Motion passed 4 to 1 with Ms. Duplissey voting NO.

FPL barrier – there is ameeting scheduled for 1/31 to meet with FPL about the barrier.

Concret@FPL update: Mr. Carvin reported that FPL will repair the roadway when the finish the modification of the substation.

BOD members certification – will be tabled until next meeting.

Pond restoration – need proposal to add additional stone/rock on eastern side of pond .

Motion by Ms. Palmer, 2nd by Mr. White to approve the BOD Restoration Report and to mail out to all owners with approved Directory. Motion passed.

Adjournment

Meeting adjourned at 8:15p.m.