Parkside Place Homeowners Association
Board Meeting
March 23, 2010, 6:30p.m
Clubhouse

Minutes

Open Forum – 6:30p.m. Presentation by Ms. Nancy Dyer, a local decorator who is working with the Clubhouse committee on remodeling of the clubhouse. Blinds, flooring, carpet, and painting were discussed.

Meeting was called to order by Mr. Neil Harmeson, Pres. at 6:50p.m. Board members present included Mr. Harmeson, Ms. Sherry Palmer, Mr. Frank Corcoran, Mr. Wally Berger, Ms. Margie Solliday, and Mr. Jim McKillop. Quorum was established and meeting was posted properly.

Motion by Ms. Solliday, 2nd by Mr. Berger to approve the February meeting minutes. Motion passed.

Financial Report

Motion by Ms. Solliday, 2nd by Mr. Berger to approve the January, 2010 financials. Motion passed.
Ms. Solliday, Treas. discussed the February financials. Operating account has $40,789 and Reserves has $164,306 in them. No big expenses for February. All is operating within the parameters of the current budget. A disbursement of funds from Unit 1707 has been made to the Association. The audit is in progress by the CPA.

Officers' Reports

None

Committee Reports

Rules – Mr. Kendall discussed a parking issue with Unit 1404 which has been resolved.

LRPC – Mr. Normando reports a survey letter is being drafted with Mr. Farnsworth for distribution to the owners once reviewed and approved by the Board.

Documentarian – Mr. Weemhoff has made changes to the website incorporating Policies, MR Log, etc. The election process is being reviewed.

Welcoming – welcome to new owner at Unit 705

Clubhouse –Ms. Faulkner discussed the differences in low and high pile carpet.

Painting – Mr. Corcoran discussed the painting. They have started on Bldg. 14 and are progressing. Letters have been sent to all owners in 14, 15, 16 discussing what needs to be done to get the painting done.

Social – Ms. Smith discussed the last party, which was a huge success. Electrical circuitry will be reviewed by an owner (Mr. Normando) to determine capacity and whether or not an electrician is needed.

Landscaping – Mr. McKillop discussed the trimming of palm trees, estimated to cost approx. $7,990. 360 cabbage palms, 145 queen palms, and 10 washingtonian palms. This is tabled until another date.
Mulch – not likely this year, approx. 150 cu. Yds are needed.
Unit 810- Motion by Ms. Solliday, 2nd by Mr. Berger to remove a large carrotwood tree at a cost of approx. $300. Motion passed.
A new crew is working in PSP. Ms. Smith is putting together a proposal for the pool landscaping area.

SW corner of common grounds – Ms. Smith has offered and pay for improvements to the SW corner of the property. She is putting together a plan for Board review.

Clubhouse – Mr. Berger discussed efforts of the committee. Three items to discuss:

A. Carpet – Low pile was selected at a cost of approx. $2635 inclusive. High pile was discussed at a cost of $3,635.

B. Plan –Motion by Mr. Berger, 2nd by Ms. Solliday to approve the plan as submitted by the decorator. Motion passed.

C. Blinds – Motion by Mr. Berger, 2nd by Ms. Solliday to purchase the blinds at a cost of approx. $875. Motion passed.

Street Repair – basically complete. Walk through with contractor requested.

Insurance – Mr. Normando dicussed upcoming policy renewal with Brown & Brown. Expected increase of 10%. Financing will be available for consideration.

Old Business

Collections – 1112 is behind. Motion by Mr. Berger, 2nd by Ms. Solliday to send final demand letter to 1112 with 30 days to pay past due assessments or will proceed to the next step in foreclosure process. Motion passed.

610 – Mediation scheduled for May 18, 2010.

Driveways – driveway maintenance is the responsibility of the owner, not the Association. The attorney has provided a legal opinion in writing confirming this.

Roofs – permits must be displayed prior to starting work.

New Business

Ms. Faulkner resigned as Clubhouse Committee chair.

Adjournment

Meeting adjourned at 8:17p.m.