



The Parkside Press

A newsletter for the residents of
Parkside Place HOA

April 21, 2008

From the Ringleader

Gee - it's been *four months* since the last newsletter! And as usual, there's a lot going on - but rather than tell you myself, each of the Directors has written a short description of what's happening. These people have done an *excellent* job in addressing problems, monitoring our vendors, and in keeping Parkside the best beachside community around. Please thank them if you see them - and this time, you get pictures so you can tell who they are! - [Jim Weemhoff, Pres]



Tracking our Finances

The first quarter has been a very productive quarter for Parkside Place. Buildings 400,700 and 900 have been painted and also many garage doors. These expenses were \$29,800 and this depletes the amount we have budgeted for painting for 2008.



The pool is in the process of being refinished and the deck area will be upgraded. The pool and spa have been a very large part of our maintenance expense for the last year due to repairs and leaks. The pool has to be upgraded to meet Florida code and should be completed near end of April. The total cost will be \$60,000 and will be funded by our operating account and reserve account.

The Ground Tec contract is \$4125.00/month and Ed Farnsworth works daily with the management of Ground Tec to make sure the grounds are kept up, as this is a major expense for Parkside Place. The appearance of the grounds is one of our biggest assets along with our great location.

A very bright part of my report is that our roof repair expense has only been \$5340 during the first quarter. We have hope that our action against Allstate will bring monetary results.

Our insurance cost is \$200,000 per year and we have been able to pay this for the last two years at a great cost to our unit owners. The cost of insurance coupled with roof repairs of \$100,000 each year for the last two years has

caused our monthly assessment to increase dramatically. Hopefully the roof expense will not be as much this year so we can reduce our monthly assessment come budget time this fall.

My request to each unit owner is to pay the monthly assessment of \$375.00 by the 1st of each month so we can keep ahead of our expenses. [Margie Solliday, Treasurer]

Vice Prez on the Job

Mitzi Baxter, our Vice President, is not only my chief historian but also my right hand man (er, woman). She follows up on many of the time-consuming details that are critical to our operations, and her many years of service on the Board give her a special knowledge of past events - very useful! Plus, she is my "reminder system" of what is yet to be done (and that alone is a big job sometimes!)



But, it's not just "details" that she takes on. She is currently heading up the effort to renew our insurance policies - a job MUCH larger than we thought! She's been in contact with many agents, attempting to find the best policy value for our money (and as you know, insurance is our largest single cost item).

Anything that's Green

We are about to complete the winter cleanup of our common area's and the outside edges of our hammock areas. The remaining projects are, the cleanup of the interior of the hammocks and the trimming of all the palm trees and trimming of the oaks trees.



We have bids to get all the trees trimmed, but we must do some brain storming to see where the funds will come from. This should be completed before the winds arrive with the hurricane season.

We should be starting our weekly cutting program this month. We will be shooting to do it about the same day every week, but weather can raise cane with this idea (lets hope for the best) !

THANK YOU, the residents, for all your help and patience, during our undertakings this winter.
[Ed Farnsworth, Director]

Anything that *isn't* Green!

This year has been an interesting year here at Parkside



Place as a new member of the Home Owners Association board. I have worked to try to get some of the projects accomplished that have been identified by you the residents. These projects consist of the following:

Street Lights - As you have seen, we have repositioned the two non-working lights to make it easier to run power directly to each light. This way, each light is on its own circuit and does not rely on the other for power. Relocation of these lights should be complete within the next couple of weeks. We are currently waiting on inspection of the bases so our maintenance man can then mount the two poles. We will also be replacing any burned out lamp post light bulbs with CFL lights to reduce energy consumption.

Pool Renovation - As you can all see, we are well on our way to doing the renovation necessary to update the pool. This renovation includes: - New tile around the top of the pool - New pool bottom finish - Relocation of ladder to meet code - Redoing the fountain by installing tile on the pool side - Pavers over the cement on the pool deck. This renovation, depending on the weather (which has been a little rainy this week) should be completed approximately April 22-28. We should then be able to start enjoying our pool again. Thanks for your patience during this construction. We also prior to the renovation did locate and repair the leak that was causing the pool to lose water, and we replaced the broken pool drain cover.

Roof Repairs - We are working to get all of the repairs that have been submitted on work orders complete. We are still using Four Star Roofing. We have gotten estimates from a couple of other roofers but Four Star continues to be the least expensive. Additionally, they are in compliance with permits for all of the roofs they have been repairing.

Club House Cleaning - We have stopped paying for contract services for cleaning the club house. I would like to thank all of the residents who have volunteered their time to take over this task and Betty Jo for coordinating this effort.

Noise behind Publix Grocery - I have talked to the Manager of Publix as well as the city Code Enforcement Officer to reduce the amount of noise that occurs behind

Publix during the night. The Manager was willing to instruct all of his vendors that they were not to deliver any merchandise to the rear of the store between the hours of 11:00PM and 7:00AM. THE EXCEPTION to this is the Publix fresh produce truck(s) that arrives at the dock at 4:00AM daily. This is an internal truck and he has instructed both the driver and the people that unload the truck they have to minimize the noise as much as possible. This truck must be unloaded in the rear at the dock because of the large number of large produce containers required daily. Additionally, the Code Enforcement Officer has also contacted the waste management company to remind them they can not pick up trash before 7:00AM. If anyone is still hearing an excess amount of noise coming from the rear of Publix, please let me know both date and time and if possible the specific vendor.

Cost savings - Just like the clubhouse and changing light bulbs in street lamps, we are working to identify any areas where we can reduce costs and still maintain Parkside Place as a very desirable place to live. If there are other areas where you as a resident would be willing to participate that would help reduce costs, please contact me or one of the other board members. *[Neil Harmeson, Director]*

Our Record Keeper

The clubhouse piano is in the process of being tuned, there is a current March 25th, 2008 updated address list, please contact Susan Roe, 773.3964 for a copy. April 26th Saturday morning coffee, featuring creative artists from PSP. Once the pool is up and ready to use, we will schedule a pool opening social event *[Susan Roe, Secretary]*



Mark Your Calendar

April 22nd 2008 Regular Board Meeting
Open Forum 6:30pm, meeting follows

April 26th 2008 - Saturday Morning Coffee - 10:00am.
Opportunity to chat and share Parkside Place & IHB news. Art Display by our Residents!

May 27nd 2008 Regular Board Meeting
Open Forum 6:30pm, meeting follows

Anyone interested in planning, setting up, participating as bar tenders, cooks, 50/50, name tags or clean up, please contact Susan Roe 773.3964, skroe2169@aol.com or Dolores Gailey 777.1698

A final note: We've had a great deal of help from residents who have volunteered to serve on our special committees (reviewing documents, cutting costs, picking pool material, cleaning the clubhouse) as well as our long-standing regular committees. Thank you ALL. We could not do it alone. -JW