

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

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**APPROVED
BOARD OF DIRECTORS MEETING MINUTES**

Meeting Date: January 28, 2020
Meeting Time: 6:00 PM
Location: Parkside Place Clubhouse
1309 Parkside Place
Indian Harbour Beach FL 32937

AGENDA

1. Call to Order & Establish Quorum

Wil called the meeting to order at 6:07 pm

2. Roll Call (In Attendance)

Wil Miller-President (2021)
Donna Gensler-Vice President (2020)
Randi Pollack-Treasurer (2020)
Sue Noe-Secretary (2021)
Mary Revollo-Board Member (2021)
John Newell-Alternate Director
Brenda Clark, LCAM-Leland Management
Homeowners in the audience – 13 per sign-in sheet

3. Proof of Notice: Proof of notice was confirmed as being posted 48 hours in advance per Florida Statute 720 requirements.

4. Approval of Prior Meeting Minutes: Special board meeting minutes of January 9, 2020. Motion to approve by Randi, second by Donna, all in favor, motion carried.

5. Officer's Reports:

President: Wil reported that the replacement sod installation at 1202 PSP was done by Schurlknight's Landscaping. The cost was less than what was quoted by Paradise Lawns and the quality of the St. Augustine sod was impressive. The irrigation system was checked and adjusted to adequately water the new sod until it becomes established.

Vice President- No Report

Treasurer- Randi reported on the financials thru 12/31/2019.

The operating account balance is at \$134,371.69 and the reserve account balance is at \$314,545.29. The association is under budget by \$15,705.95. Randi noted that the association did receive a \$12,800 bonus from Spectrum which is part of the income. There were no reserve expenditures during this period. There are six accounts on the owner balances totaling \$1,164.89 (various amounts) of which none are over 30 days past due.

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Secretary-No Report

Director – No Report

Committee Reports:

Clubhouse – No Report

Outreach – No Report

Social – Italian Night Party – Reservations have reached the capacity of the clubhouse. If you can't come, please let the committee know of your cancellation. There will be a 50/50 drawing at this event.

Architectural Review – No Report

Compliance – Donna reviewed eleven points regarding areas of violation that the Community Committee will be observing. These have been sent out via eBlast as well as posted on the bulletin board. She commented on the fact the parking situation has improved immensely.

Wil commented that while the committee does their review of the community, owners need to keep in mind that they are responsible for maintaining the plants in their courtyards. Any invasive plants should be removed as well as any trees that can lift the foundations and crack sewer and water lines. These detrimental species are being looked at closely in an effort to protect everyone's property.

Landscape – Randi commented that the contract for the new landscape company, Schurlknight Landscaping, to begin March 1, 2020, has been received. Motion to approve this contract was made by Randi, second by Donna, all in favor, motion carried.

Randi also stated that during a walk-thru of the community a dead palm tree was discovered behind Unit 905 and the association will have it removed.

She also stated that she and Wil walked property with Rick from Green Earth Pest Control to review the fungus situation. Rick suggested only spraying the areas that need treatment. The cost of this treatment is \$750. Rick stated if less chemicals are used the price will be reduced. Motion to approve the "not to exceed \$750 amount" was made by Randi, second by Sue, all in favor, motion carried.

Manager's Report: There were no questions or comments on the report as presented to the board.

6. Old Business

- Replacement lamp posts and bases – Wil stated that the board had previously authorized the purchase of three new lamp posts. Donna did research and came across a company called TerraCast, who provide light posts with an anti-corrosive material covering the bases. The funding allocated to purchase the cast aluminum poles will be used to purchase TerraCast poles.

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7. New Business

- Proposed addition to the Covenant Enforcement Policy – This item was struck from the agenda as there will be no addendum to the existing policy.

8. Adjournment

Motion to adjourn the meeting was made by Donna, second by Sue, all in favor, meeting adjourned at 7:05 pm.

9. Open Forum

1305 – Sod on one side of street is dying – Randi commented that it is Zoysia grass and it goes dormant in the winter. Future grass purchases will be St. Augustine.

212 – Submitted ARB application to install paver patio. It was discovered that there is an active well for the irrigation system in the backyard behind knee wall. H/O questioned the board as to what decision was made regarding moving the well. Wil responded that no decision has been made yet as further research needs to be done regarding options for the well. The board will make this a priority.

1004 – Street Lighting – Although the community is privately owned, the association can approach FP&L regarding possible subsidies for replacing the existing lighting.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: February 25, 2020