

Parkside Place Homeowners Association, Inc.
1221 Admiralty Blvd. ~ Rockledge FL 32955
321-214-2403
bclark@lelandmanagement.com

APPROVED
BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: November 18, 2020
Meeting Time: 6:00 PM
Location: Virtual Meeting via anymeeting.com
Dial-In Number: 1-716-273-1030
PIN: 227-949-229#

AGENDA

1. Call to Order & Establish Quorum: Wil Miller called the meeting to order at 6:00 pm.

2. Roll Call (In Attendance):

Will Miller-President (2021)-Present
Donna Gensler-Vice President (2020)-Present
Randi Pollack-Treasurer (2020)-Present
Susan Noe-Secretary (2021)-Present
John Newell-Director (2021)-Present
Brenda Clark-Leland Management
Homeowners: Claire Dukes, Jim Lawson, Ken, Mary & Julie Allen, Laura Higginbotham

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: Meeting Minutes of October 27, 2020
Motion by Donna to approve, second by Sue, all in favor, motion carried.

5. Officer's Reports:

President – All items were included in the October newsletter.

Vice President – No report.

Treasurer – Owner balances - \$834.97, Operating Account-\$80,841.35, Reserve Account-\$308,043.93, Reserve expenses this period-\$31,436 for road repairs by Vice Painting. The budget is currently \$26K over and the primary cause for that was the sewer repair that was done earlier this year. There is still the upcoming tree removal and sod replacement taking place in the next six weeks.

Secretary - No Report

Director - No Report

Committee Reports: None

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6. Old Business: None

7. New Business:

Ratification of approval of the following:

- Schurlknight Estimate 1537-Clock Timer Replacement on Pump 1 - \$1,060.00
- Schurlknight Estimate 1521-Revised-Sod Replacement-\$5,420.00
- Price-Rite Estimate 3147 for Spa Repair-\$718.00
- *Motion to ratify all three expenditures by Sue, second by Donna, all in favor, motion carried.*

Review/Approval of ARB Applications:

- 105 PSP – Patio - Approved
- 2111 PSP – Fence Enclosure re: Pump House – Denied.
Discussion took place on this matter in that we checked with Schurlknight regarding how this may affect the lawn care and irrigation repairs. They would require the fence to be at least 4 feet away from the unit in order to open and close the cover. Randi commented on the fact that the pump house is on common area and it is not advisable to allow owners to make changes to common areas as this could create issues in the future. Wil commented that the owner removed the existing Mexican petunias and sod was placed in the area. Donna commented that there is no other fence enclosures around any of the other pump houses and placing fencing around them will impede the ability to access them for repair. Sue was in favor of approving this request, Randi, Donna and John were not in favor of approving this request and Wil abstained from voting. As such, the request is denied.
- 2303 PSP – Roof Replacement - Approved

Miscellaneous: None

8. Adjournment:

Motion to adjourn was made by Sue, second by Donna, all in favor, motion carried.

The meeting was adjourned at 6:15 pm.

9. Open Forum:

None

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM, Leland Management

APPROVED: November 23, 2020