

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

DRAFT
BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: November 23, 2020
Meeting Time: 6:00 PM
Location: Virtual Meeting via [anymeeting.com](https://www.anymeeting.com)
<https://www.anymeeting.com/323-690-004>
Dial-In Number: 1-716-273-1030
PIN: 323-690-004#

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
 - Brian Hess, Esq. – The DiMasi Law Firm
 - Homeowners: Claire Dukes, Jim Lawson, Blanche & Ken Sheinkopf, Jacqueline Woods, Jamie Smith, Laura Higginbotham, Suzanne Kozaitis, Diane Harner, Bob Carvin
- 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 November 18, 2020
Motion by Donna to approve, second by Sue, all in favor, motion carried.
- 5. New Business:**
 - Motion to cancel, reschedule and re-notice the Annual Membership Meeting due to an error regarding the number of open seats available on the board
Motion by Wil, second by Donna, all in favor, motion carried.
 - Review and approval of ARB Applications:
 - 212 Parkside Place – Window and Sliding Door Replacement-Approved
Motion by Donna, second by John, all in favor, motion carried.
 - 2406 Parkside Place – AC Replacement-Approved
Motion by Donna, second by Randi, all in favor, motion carried,
contingent on owner providing license and insurance for contractor.

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8. Adjournment: Motion to adjourn was made by Donna, second by John, all in favor, motion carried. The meeting was adjourned at 6:10 pm.

9. Open Forum:

Ken & Blanche 1104 – There have been several individuals running the stop sign at the corner near 1201 Parkside Place.

Wil stated that the topic can be addressed in the next newsletter. If anyone has the license plate number of the vehicle it can be reported to the Indian Harbor Beach Police.

Jim Lawson – Can you explain the details causing the annual meeting to be moved?

Brian Hess, Esq., of The DiMasi Law Firm, the association's attorney, explained that most governing documents allow those appointed to a seat on the board to remain until that seat's term expires. Parkside's documents allow that appointee to remain until the next annual meeting/election. As such, it is counsel's recommendation that since there was confusion about the actual number of seats becoming available on the board, that the meeting be cancelled, rescheduled and completely re-noticed.

The two individuals with the highest number of votes will serve two-year terms.

The next two individuals with the highest number of votes will serve one-year terms.

The third individual with the highest number of votes can be an alternate board member with no voting rights regarding association business.

The current board members will remain on the board until the rescheduled meeting on January 28, 2021.

Donna wanted to mention that Gene Draper passed away this weekend.

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

APPROVED: December 15, 2020