

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: February 25, 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

Will called the meeting to order at 6:00 pm

2. Roll Call (In Attendance)

Will Miller-President (2021)
Donna Gensler-Vice President (2020)
Randi Pollack-Treasurer (2020)
Susan Noe-Secretary (2021)
Mary Revollo-Director (2021)
John Newell-Alternate Director
Brenda Clark-Leland Management-Absent
Homeowners in the audience

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: Board meeting minutes of January 28, 2020. One error is hereby corrected; to wit, Susan Noe is Secretary and not Director, and Mary Revollo is a Director and not Secretary. Motion to approve by Will, seconded by Randi, all in favor, motion carried.

5. Officer's Reports:

President: Will reported that a new lamp post has been ordered and will be installed by Brandy/Natural Harmony. If all goes as planned for the composite lamp posts, Will reports that we may only have to replace the arms instead of whole post. Should last longer due to composite makeup of the post.

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Natural Harmony has painted most of the wrought iron, electrical boxes and lamp posts.

The building signs are next to be replaced. Natural Harmony will begin replacing the signs next Tuesday or Thursday. The signs should last longer as they are also made of a new composite material.

Vice President-No Report.

Treasurer:

Randi reported that at the end of January, there are arrearages in the amount of approximately \$2844 involving ten (10) units. All but two (2) have been paid to date. Furthermore, it appears the other two (2) units will be current in the near future.

The Association has approximately one hundred and twenty-five thousand dollars (\$125,000) in its Operations Account, and three hundred and seventeen thousand (\$317,000) in the Reserve Account. The Association is currently under budget by about seven thousand dollars (\$7,000), and all expenditures have come from the Operating Account. None from the Reserve Account.

Secretary-No Report.

Committee Reports:

Clubhouse-No Report.

Outreach-No Report.

Social-There is another Potluck Dinner on March 22nd, 2020. Reservations are required with a maximum of fifty (50) people. The cutoff for reservations is March 19th or until the maximum amount of fifty (50) people has been reached. It has been suggested that a few more may be accommodated if willing to eat outside on the patio.

Community Committee-The Community Committee has walked the development and letters for compliance will go out shortly. The list has been sent to Leland Management specifying the needed corrections and/or repairs.

Architectural Review Committee- Jim reported that one (1) unit has had electrical outlet exposure problems due to exposure to the sprinkler system. The problem has been corrected.

Landscape Committee-Randi reported on behalf of the Landscape Committee. She announced that beginning next Monday Paradise Landscaping will no longer be our landscaping contractor and Schurlknight will take over. The Committee is asking that the residents do not try to micromanage the workers to assure a smooth transition from Paradise to Schurlknight. If there is a problem or an EMERGENCY, please report it to Will, Randi or Brenda, and they will report it to the proper individuals. The owners of Schurlknight will be on the property, so therefore it is the Board's belief that they will supervise their employees properly without interference from the residents. An e-blast will go out to the community announcing the transition.

Furthermore, Schurlknight discovered Chinch bugs. They will be spraying for them, as well as for the fungus that was discovered and discussed at previous board meetings. This is included as part of our landscaping contract.

And finally, the Landscaping Committee has decided to begin a program of clearing out the hammocks and removing invasive species. This is due to overgrowth by these species and rising costs associated with maintaining them. In 2017 the cost was seven thousand dollars (\$7,000) and this year it is thirteen thousand dollars (\$13,000). If removing the non-native species and dead trees isn't done, the costs will continue to climb. They have designated twenty-five (25) trees that will be removed. They are marked by ribbons. They are mostly along the fence towards the electrical substation. The money to start this multi-year program will begin with a two thousand-dollar (\$2,000) expense to begin removing trees. Randi reported that there is approximately six thousand dollars (\$6,000) for tree removal set aside, ten thousand (\$10,000) in the landscape committee maintenance, and thirteen thousand (\$13,000) earmarked for hammock maintenance. Randi stated that the Committee will discuss the cost with Schurlknight as the cost of each tree removal is unknown at this time.

Motion by Randi to begin the program with a "not to exceed two thousand dollars (\$2,000) amount" was made by Randi, seconded by Susan, all in favor, motion carried.

Manager's Report-None presented.

6. Old Business:

Retention Pond-Susan reported on the progress of stopping the erosion and cleaning up the retention pond. She outlined a program; 1. Hire an engineer to certify in writing specifications for fixing the problem. This creates a record for what needs to be done by an expert. 2. Put the work out to bid using the engineer's specifications. 3. Use an AAI, American Architectural Institute, contract as it covers all aspects of the work to be performed and protects the Association for any problems that may arise. And 4. Hire a Project Manager to determine that the work is being done properly and that its periodic payments can be released. The cost is unknown at this time. However, an engineer has been retained to look at any reports that have already been generated. Hopefully, we will have figures and a timeline by the summer.

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Painting Project-John reported on the painting project for buildings 22, 23 and 24. We are waiting for a commencement date and to a date to meet with the landscape committee. Owners have been notified.

Concrete Project-Will reported on the cracked concrete in front of Unit 510. Palm Bay Concrete said they would not fix just the one square, without fixing the curb along the side. The curbs are in good shape, so it has been determined there is no need to spend money redoing them. Will asked John to look further into the problem.

Sewage Problem-John reported that he is trying to set up a meeting with the City. Apparently, it has come to light that the reason it was never turned over to the City in 1988, is that it was cheaper for the developer to maintain control at that time. It is unknown at this time how much it will cost to qualify for the County to take over the sewer maintenance. The Board is looking into the cost. It is known that a camera and smoke test would cost at least twenty thousand dollars (\$20,000), which is one of the requirements. Additionally, a bond would be required and it is unknown how much or what type. It may be cheaper to just fix the problems as they arise. Will reminded the owners that they are responsible for the sewer from the house to the curb.

7. New Business:

Spa Repair-The Spa jets broke down. It is determined that a jet pump needs to be replaced, as well as a contactor. Will received repair estimates from Space Age Electric and Price Rite for the contactor and pump, respectively. The contactor is four hundred and forty dollars (\$440) and the pump is eight hundred and twenty-one dollars (\$821). Will made a motion to authorize expenditures for this repair, Mary seconded the motion, all in favor, motion carried.

8. Adjournment:

Motion to adjourn the meeting was made by Will, seconded by Susan, all in favor. The meeting was adjourned at 6:52 pm.

9. Open Forum:

It was suggested that the switch in the hot tub be put up higher, so that children could not play with it; i.e. break it by turning it on and off.

On the 2001 block there is a Palm Tree that has uprooted the concrete, and a resident has tripped on it.

Meeting minutes respectfully submitted by:

Sue Noe, BOD Secretary

APPROVED: March 24, 2020

