

*Parkside Place Homeowners Association, Inc.*  
*1221 Admiralty Blvd.- Rockledge, FL 32955*  
*321-214-2403*  
[bcclark@lelandmanagement.com](mailto:bcclark@lelandmanagement.com)

**APPROVED**  
**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date:** March 24, 2020  
**Meeting Time:** 6:00 PM  
**Location:** Via Conference Call due to Corona Virus Outbreak  
**Phone:** 1-872-240-3412  
**Code:** 539851485

**AGENDA**

1. **Call to Order & establish Quorum**  
Will called the meeting to order at 6:00 pm and quorum was established.
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  
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 February 25, 2020 are approved. Motion to approve by Will, seconded by Randi, all in favor, motion carried.
5. **Officer's Reports:**  
**President:** Will reported that most of the driveway strips have been completed. There are approximately fifteen (15) more to be completed.

The Hammock survey went out.

Compliance letters went out and most of the residents have either complied or are in the process of correcting any deficiencies.

**Vice President-No Report.**

**Treasurer:**

Randi reported that she did not have an updated financial report.

**Secretary-No Report.**

**Committee Reports:**

**Clubhouse-No Report.**

**Outreach-No Report.**

**Manager's Report-None presented.**

**6. Old Business:**

**Painting Project-**Randi reported that a walk through will commence tomorrow with Will and John for the painting project for buildings 2200, 2300 and 2400 pursuant to the contract.

**Concrete Project-**John reported that he was unable to get in touch with the previous contractor, so he took the initiative and found someone new. This individual has stated that he could do the work for about the same price as we did four (4) or five (5) years ago. Will and John are going to set up a meeting with this contractor.

**Sewage Problem-**John reported that he met with the former developer of Parkside Place and the developer stated he had no memory of anything about the sewer maintenance. Therefore, we will have two (2) choices; either take the risk of fixing sewer breaks as they occur; or updating the system so that we can qualify for the County to take care of it. Further information is needed by the Board before a decision can be made as to which direction to go to solve this problem.

**Tree Removal-**Randi reported that Schurlknight gave us a quote of about twenty-five thousand dollars (\$25,000) to remove all the trees that need to be removed; i.e. dead, dying, foreign or in danger of causing damage. We do not have this much in our budget. Randi and Will walked the property and identified the ones that need to be taken care of sooner rather than later. We have in the budget twelve thousand dollars (\$12,000). However, before the trees are removed, trimmed, etc., Will has contacted FPL, because of

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the electrical lines running through some of the trees, and see if they will come in and top some of the trees. This could possibly save us some money on the entire project as it would be less for Schurlknight to do. Will is currently waiting for a response from FPL. Donna made a motion to approve, not to exceed, twelve thousand dollars (\$12,000) for the tree removal project. Mary seconded the motion. It was unanimously carried. Included in this project is a Schefflera to be removed behind 1307. The cost of this is about five hundred dollars (\$500) and is included in the overall quotes given to us by Schurlknight.

**Hammock Cleanup**-The board received about twenty-five (25) responses to the Hammock questionnaire that went out. Randi is going to contact the residents around the Hammocks and see if she can get agreement on the amount of trimming necessary; light, moderate or heavy.

### 7. New Business:

**Insurance**-It is renewal time for insurance through Brown & Brown of Melbourne, FL. The quote came in much higher than expected. The Board sat down with the insurance agent and had her go through everything with us. We looked for a way to cut costs. There is a section of the insurance policy called a Wrap. It covers things like sewer back up, but only damage to the property caused by a backup. Not the sewage line itself. A discussion was held by the board as whether to cut the Wrap or not. It is felt that homeowners have this type of coverage in their personal home policies, and therefore, is not a necessary expense to be borne by the Association. The cost of this Wrap is four thousand, four hundred and fifty-four dollars (\$4,454). So, the board took a vote on whether to include it or not, and to approve the new policy in the amount of one hundred and forty-three thousand, six hundred and fifty-four dollars and nine cents (\$143,654.09). That is the total of the new policy without the Wrap. The Motion was made by Mary and seconded by Randi. Unanimously carried.

**Bougainvillea Removal**-Randi also reported that a huge Bougainvillea behind 1910 needs to be removed. Additionally, there are two (2) dead palm trees behind the 300 building. The cost is two hundred and twenty-five dollars (\$225) for removal of the Bougainvillea and two hundred and fourteen dollars and fifty cents (\$214.50) for the dead palms. Both expenditures are under the five hundred dollar (\$500.00) maximum requiring no board approval.

**Flax Lillies**-There was concern over the small size of the Flax Lillies and the planters have agreed to give us fifteen (15) additional plants at no charge to compensate for the small plants.

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**8. Adjournment:**

Motion to adjourn the meeting was made by Donna, seconded by Randi, all in favor, meeting adjourned at 6:34 pm.

Meeting Minutes submitted by:

Sue Noe, BOD Secretary

**APPROVED: April 28, 2020**