

*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:** April 28, 2020  
**Meeting Time:** 6:00 PM  
**Location:** Virtual Meeting via Anymeeting.com

**Audience Log-in URL:** <https://www.anymeeting.com/661-944-301>  
**Dial-in Number:** (716) 273-1030  
**Attendee PIN:** 661-944-301#

**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)  
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
- 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:** Motion to approve the board meeting minutes of March 24, 2020 was made by Donna, second by Randi, all in favor, motion carried.
- 5. Officer's Reports**  
President – Wil reported that the work on the pool is coming along well and should be completed in about three weeks, pending no delays due to inclement weather.  
John Newell commented that the workers need to do a better job of securing the pool area at the end of the day as he has witnessed residents in the area.  
Wil reported that all five pump stations have been rebuilt by the irrigation company and the remainder of the irrigation rehabilitation work should be completed by next week.

VP – Donna Gensler had no report.

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Treasurer – Randi Pollack report that the February and March financials were sent to the board via email. She stated that as of March the association was over budget by \$7,000 due to the sewer repair that began in the end of 2019. This, of course, was not a budgeted item and caused the overage. The good news is that with the funds in retained earnings the financials will balance out and the association is still stable financial condition.

Secretary – Sue Noe had no report. Sue did inquire as to whether the association has heard from Sid Chehayab, the engineer that the association retained to assist with the drainage project. Management will follow-up on this.

Mary Revllo – Reported that as of the date of this meeting the ARB committee approved one application for the installation of a new garage door at 1601 PSP.

John Newell – Reported that Vice Painting will begin the project on buildings 2200, 2300 and 2400 on Monday, May 18, 2020. Each building will take one week to paint as long as there are no delays due to inclement weather. Vice will post notices on these garage doors prior to May 18<sup>th</sup>.

Brenda commented that the workflow for the mailing of the letters to those residents of the buildings was sent to the Leland Mailroom this date and should go out no later than Wednesday, May 6<sup>th</sup>.

John stated that the walls around the pool area will be the last area done during this project.

John reported that he met with Troy from Consolidate Construction regarding the concrete road repair. To date, he has not heard back from this individual. Randi stated that Vice Painting does concrete work and suggested John speak to them while they're onsite. Brenda stated that she contacted Palm Bay Concrete and Craig Wilson should be contacting Wil directly regarding coming back onsite to re-evaluate this issue.

Landscaping – Randi Pollack reported that the community is experiencing good results with Schurlknight Landscaping. There are three proposals that Wil sent via email to the board and those will be addressed under New Business.

There were no other committee reports at this time.

### **6. Old Business: None**

### **7. New Business:**

- Approval of Schurlknight Landscaping Estimate 1468 in the amount of \$2,560.00 for trimming 128 queen palm trees (\$20.00 each). Motion by Randi, second by Sue, all in favor, motion carried.  
Wil commented that the cabbage palms, coconut palms and other palms will be trimmed around the 1<sup>st</sup> of August.
- Approval of Schurlknight Landscaping Estimate 1470 in the amount of \$9,575.00 for the trimming of the pine trees along the Publix fence, the schefflera by the clubhouse and the bird of paradise stalks next to the schefflera. Motion by Donna, second by Sue, all in favor, motion carried.

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Wil commented that a motion was made at the 3/24/2020 board meeting by Donna, second by Mary, to approve an amount of up to \$12K for this project. Randi commented that Natural Harmony is monitoring the property for saplings of invasive trees and removing them. Wil stated that this is part of their weekly duties right now and is at no additional cost to the association.

- Approval of Schurlknight Landscaping Estimate 1467 in the amount of \$13,535.00 for the spring cleaning of the hammocks. Motion by Randi, second by Donna, all in favor, motion carried.

- Discussion and approval of “scope of work” and price for spring trimming of hammocks.

Randi stated that she and Wil walked the property with Schurlknight to determine if these areas could be done once a year versus twice a year. She also commented that owners may view this as the fact that we will be cutting more than you’d like right now, but with the start of the growth season we’re getting a head start.

Wil also commented that the need to trim a border area in the fall may not be necessary and the board is trying to get the best return on our dollar.

Sue commented that perhaps the hammocks between the buildings that are in the worst condition should be done. She also commented that Bob Carvin’s palm trees near his patio need to be trimmed now to remove the blooms and seed pods.

Randi stated that if trimming is done too early the trees will produce the seed pods again. She is going to discuss this with Schurlknight.

### **8. Adjournment:**

Motion to adjourn was made by Sue, second by Donna, all in favor, motion carried. The meeting was adjourned at 6:32 pm.

- 9. **Open Forum:** Wil commented that if any unit owner has questions regarding any item on this agenda, they are asked to email them to Brenda, and she will forward them to the board for their review and response.

Meeting minutes respectfully submitted by:  
Brenda Clark, LCAM

**APPROVED: May 26, 2020**