

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: May 26, 2020
Meeting Time: 6:00 PM
Location: Virtual Meeting via Anymeeting.com

Audience Log-in URL: <https://www.anymeeting.com/152-783-625>
Dial-in Number: (716) 273-1030
Attendee PIN: 152-783-625#

AGENDA

1. Call to Order & Establish Quorum

Wil Miller called the meeting to order at 6:05 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 meeting minutes of 4/28/2020 made by Donna, second by Sue, all in favor, motion carried.

5. Officer's Reports

President: Wil reported that the pool is almost complete. As of today, there appeared to be no additional leaks. Price Rite still has about 8 hours or more of chemical balancing and final cleaning to complete the process. The lights need to be installed and then McRoberts will call for the final inspection of the pool before it can be re-opened. Natural Harmony is working on the east side fence. This is being done at no extra cost to the association.

The queen palm trimming is complete. We will get a quote for other palm trees to be trimmed between end of July, beginning of August. Schurlknight Landscaping will be back next week to complete the hammock clean-up.

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The board notified the ARB committee that moving forward, all applications will now be reviewed by the board. All ARB meetings are required to be posted 48 hours in advance, allowing homeowners to attend. With the board reviewing the applications this process will be followed as it will be done during the regular board meeting.

Vice President – No Report

Treasurer – Randi indicated that her report was emailed to all board members. (A copy of that report is attached to these minutes). She mentioned that there is one account that is seriously behind in paying their fees. The accounting manager is monitoring this situation. An intent to lien was sent back in January 2020, a payment was received, the check bounced, payment was not rectified, therefore the association will proceed with the intent to lien.

Secretary – Sue reported on the drainage issue. The civil engineer, Sid Chehayeb, visited the community on 5/14/2020 to do an evaluation of the drainage system. Based on his preliminary comments it appears that the repairs won't be as drastic as originally thought. He will be forwarded an initial evaluation to the board within the next two weeks.

Sue stated that Alpha Foundations, a concrete company, will be visiting the community on June 1, 2020 to evaluate the necessary road repairs.

Director - Mary – No Report.

Director – John stated that Vice Painting is supposed to provide a quote this week regarding the concrete road repairs. They started painting the 2200 building on 5/18/2020 and will move forward with the 2200 building, the 2300 building, the 2400 building and then the wall around the pool area.

Committee Reports

No committee reports.

Manager's Report

The April Manager's Report and financials were sent to the board on 5/15/2020.

6. Old Business: None

7. New Business:

- Ratification of the leak detection test for the pool by Aquaman Leak Detection in the amount of \$900. Motion by Donna, second by Randi, all in favor, motion carried.
- Ratification of the additional pool leak repair by McRoberts Pools in the amount of \$2500. Motion by Randi, second by Sue, all in favor, motion carried.

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- Approval of Schurlknight's estimate for sod replacement for nine townhome front lawns in the amount of \$3,789.90. Motion to approve by Sue, second by Donna, all in favor, motion carried with the following stipulation: Owners must agree to use their own water to water the new sod for the first few weeks. Management will check with Schurlknight to make sure they plant shade-tolerant grass in the shady areas where required. The board would like this in writing before moving forward with this sod installation.
 - Approval of ARB applications - None
- 8. Adjournment:** Motion to adjourn by Donna, second by Randi, all in favor, the meeting was adjourned at 6:45 pm.

9. Open Forum

Amy Knessy – sod replacement between 1806/1808 – Wil indicated it is on the list of sod replacement.

Blanche Scheinkopf – Thank you for following up with sprinklers in the back of the building. Are there any plans to do sod behind the buildings? Randi responded that the area was re-sodded once and the sod died. Wil commented that near the end of Paradise Lawn's tenure there were about 200-300 sprinkler heads that were not working or were bad. Fisher & Fisher has been working on the sprinkler heads as well as rebuilding all the pumps. They also replaced valves to ensure water is going to the right spots. The board will re-evaluate the backyard situation in the future.

Meeting minutes respectfully submitted by:

Brenda Clark, LCAM

APPROVED at the June 23, 2002 BOARD MEETING