

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date:	June 23, 2020
Meeting Time:	6:00 PM
Location:	Virtual Meeting
Audience Log-in URL:	https://www.anymeeting.com/350-431-235
Dial-In Number:	716-273-1030
Attendee PIN:	350-431-235#

AGENDA

1. Call to Order & Establish Quorum

Wil 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: May 26, 2020 - Motion to approve by Donna, second by Sue, all in favor, motion carried.

5. Officer's Reports

President: Wil reported that Schurlkinght is almost done with the hammock trimming.

- The SunTrust fence line was done very well along with the entire fence on the west side of retention pond. They hauled away 35 truckloads of debris.
- The trimming of 128 queen palm trees was completed. FP&L will trim the tall trees along the Publix side of the property and this will save the association about \$2K that was originally committed for this.
- Sod is scheduled to be delivered with the next two weeks.
- Pool – all leaks are repaired. There was a leak in the water line from the city water meter to the pool and Fisher and Fisher located it and repaired it. The pool has been opened with limited capacity and no furniture will be placed poolside. Residents must bring their own chairs.

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- Natural Harmony is removing oak and other saplings around the community. They also completed the 4x4 post replacement on the fence along SunTrust.
- Painting is complete. Vice did a great job. There was rust on the wall around the pool area. They sealed it but it didn't hold up so Natural Harmony is going to repaint that area.

Treasurer: Randi indicated that the report was sent to all board members by email. Owner balances are down to under \$200. The operating account is at \$132K and the reserve account is at \$288K. Funds were used from reserves to pay for the pool refurbishing project. The association is about \$5,700 over budget but is still in good shape financially overall.

Vice President: Donna – no report. She did mention that someone is in 901. She also mentioned that the roof at 2303 is in bad shape and has been for some time.

- **Secretary** – No report.
- **Director** – No report.

Committee Reports - None

Manager's Report – Emailed to the board on or about 6/15/2020.

6. Old Business:

- Drainage – Wil reported that the board is moving ahead with contacting vendors to give us estimates for proposals for correcting erosion on the east side of the drainage pond. The existing shore sox are not holding up. The area on the north end of the pond is not holding up either and it might be wise to put rocks back in there.
- A priority is obtaining a separate quote for the west side of the pond on Publix side as it continues to erode.
- A quote for excavating the main swale from the north end of the retention pond to the S. Patrick entrance is also needed. We have reports that show what the drainage slopes need to be. The area needs to be cleaned out, putting either sod or river rocks in the bottom.
- The drainage grates in the middle of the swale need to be inspected as well as the French drains to determine if they're working or not.
- The board views this as a serious project and the association has the funding to cover this so the board is moving forward in that direction.
- Approval of Schurlknight Landscaping quote #1476 to remove falling oak tree next to the stop sign at building 1201 for \$1,100.00. Motion to approve by Donna, second by Randi, all in favor, motion carried.

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7. New Business:

- Approval of concrete road repairs by Vice Painting & Construction Services, LLC for \$31,200.00. Motion to approve by Sue, second by Randi, all in favor, motion carried.
- Approval of Schurlknight quote #1484 to trim 253 cabbage palm trees and 12 Washingtonian Palms for \$5,450.00. Motion to approve by Donna, second by Mary, all in favor, motion carried. Scheduled for last week of July.
- Approval of Fischer & Fischer quote to replace irrigation pump at station 5 in the amount of \$1,551.00. Motion to approve by Mary, second by Donna, all in favor, motion carried.
- Approval of \$345.00 for Natural Harmony to purchase three 7 ft tall Areca Palms (\$115 each) to be placed where we removed the large schefflera next to 1307 and two more at the end of the street between bldgs. 2300 and 2400. This cost includes planting, soil and labor. Motion to approve by Randi, second by Donna, all in favor, motion carried.
- Approval of ARB applications
 - 2305 – Patio Deck – Motion to approve by Donna, second by Mary, approved.
 - 907 – Hurricane Shutters – Motion to approve by Sue, second by Donna, approved.
 - 1104 – Gutters and Paver Patio - Motion to approve by Donna, second by Randi, approved. Irrigation relocation is responsibility of owner.
 - 208 – Pavers – No license for contractor. Motion to approve by Mary, second by Donna, approved with contingency of homeowner providing vendor's license.

8. Adjournment: Motion to adjourn by Sue, second by Randi, all in favor, meeting adjourned at 6:45 pm

9. Open Forum

1104 – thank you for approving our proposal.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: July 28, 2020