

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:	July 28, 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)-Present

Donna Gensler-Vice President (2020)-Present

Randi Pollack-Treasurer (2020)-Present

Susan Noe-Secretary (2021)-Present

Mary Revollo-Director (2021)-Present

John Newell-Alternate Director-Present

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: June 23, 2020 - Motion to approve by Sue, second by Randi, all in favor, motion carried.

5. Officer's Reports

President – The pool is complete. The slightest electrical interference with the spa pump cuts it off so the heater doesn't continue to remain on and burn up. As such, the spa pump needs to be reset after it cuts off. Sod has been installed, areas were re-worked as three areas had cinch bugs, Green Earth sprayed for them, those areas were re-sodded. The 253 Cabbage Palms will be trimmed next week. We continue to obtain quotes for excavating for pond banks. Vice has not responded regarding the start of the concrete work so John Newell will attempt to contact them for a start date.

Vice President – No report

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Treasurer – The report was emailed to the board prior to the meeting. Randi commented that the budget looks worse than it actually is. We are \$30K over budget. \$15K of that amount will disappear due to accrual accounting. Painting looks like its over budget but no further funds will be spent on painting this year. Caution should be taken with expenditures in case of hurricane damage/clean-up. Owner balances are under \$1K.

Secretary – No report.

Board Member – No report

Committee Reports

Community Committee – Violations are being issued and residents are becoming compliant.

6. Old Business - None

7. New Business

No Smoking Policy – A policy is being presented to prohibit smoking on any common area within the association as well as in the pool area, on the pool deck, in the breezeway and clubhouse area. Motion to approve by Sue, second by Mary, all in favor, motion carried. The policy needs to be published to membership via eBlast and posted on the bulletin board.

Approval of ARB Applications:

- 404 – Patio – Motion by Sue, second by Donna, all in favor, motion carried.
- 606 – Windows – Motion to approve pending license and certificate of insurance by vendor, Beach Window and Door. Motion by Randi, second by Donna, all in favor, motion carried.
- 907 – Pavers - Motion by Donna, second by Sue, all in favor, motion carried.
- 911 – Foundation – Rejected pending a plan from Landscape Depot. Motion by Sue, second by Donna, all in favor, motion carried.
- 1709 – Walkway – Motion by Randi, second by Sue, all in favor, motion carried.
- 1211 – Gutters – Motion by Donna, second by Sue, all in favor, motion carried.
- 2204 – Garage Door – Motion by Sue, second by Donna, all in favor, motion carried.
- 2206 – Hurricane Shutters – Motion by Donna, second by Randi, all in favor, motion carried.
- 2412 – Flat Roof Repair – Motion by Donna, second by Sue, all in favor, motion carried.

8. Adjournment: Motion to adjourn by Sue, second by Donna, all in favor, meeting adjourned at 6:30 pm.

9. Open Forum

Bill Burleigh – thank you for efficient meetings.

Meeting minutes respectfully submitted by:

Brenda Clark, LCAM

APPROVED: August 25, 2020