

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: September 22, 2020
Meeting Time: 6:00 PM
Location: Virtual Meeting via Anymeeting.com

Audience Log-In URL: www.anymeeting.com/096-561-349
Dial-In by Phone Only - Call: 1-716-273-1030
Enter Attendee PIN: 096-561-349#

AGENDA

1. Call to Order & Establish Quorum

Wil Miller called the meeting to order at 6:03 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

John Newell-Director-(2021)-Present

Brenda Clark-Leland Management

Homeowners: Jamie Smith, Blanche & Ken Sheinkopf, Bill Burleigh, Gail Dena, Claire Dukes, Bob Carvin, Tom Pasek, Amy Kneeseey

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: August 25, 2020

Motion to approve by Donna, second by John, all in favor, motion carried.

5. Officer's Reports

President:

All cabbage palm trimming is complete.

Oak tree trimming is scheduled for 9/29/2020 with Druse. The three pines near the S. Patrick entrance will be removed on the 30th by Druse as well.

Road Repairs – VICE was start on 9/14/2020 but the project was postponed until 9/21/2020 due to rain. We are expecting them onsite on 9/22/2020.

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Secretary – No Report

Treasurer: Randi mentioned that the report was emailed to the board prior to the meeting. Owner balances are at \$487. Operating - \$87K, Reserves - \$300K. We are over budet \$35K, which is less than last month. There will be additional expenses to be paid in the coming month so we will be over. The Budget Committee met last week and will meet again next week to finalize the 2021 proposed budget.

Committee Reports: None

6. Old Business: None

7. New Business

- Acknowledgement of John Newell’s resignation from the board effective November 24, 2020.
- Approval of ARB Applications
 - 1902 – Garage Door Replacement – Motion to approve by Randi, second by Sue, all in favor, motion carried.
 - 1806 – Installation of Switch for Generator – Motion to approve by Randi, second by Sue, all in favor, motion carried. Generator must remain the garage when not in use.
- Appeal of rejected application for 1709 – Paver Walkway
An ARB application was submitted for “replacing the existing concrete walkway from the driveway to the front door with pavers”. The board approved this on 7/28/2020. It came the board’s attention that the paver walkway was extended along the side of the property where “stepping stones” currently existed. Because this was not part of the original ARB submission, the homeowner was contacted by the association and asked to remove the paver walkway as it was not approved by the board. The homeowner requested to come before the board appealing their decision

The owner stated that the section of walkway was there for the past five years. He was not able to provide the current board with the previous board or ARB approval for this walkway. The owner stated that his contractor suggested adding pavers to the walkway, so, as the owner didn’t think it would be a problem, he agreed to have the pavers installed. The pavers were installed on sand and the owner concreted the outside edges to prevent them from moving. He stated that this will keep them in place in the lawnmowers go over them.

Donna questioned where the walkway extends to and the owner indicated that it stops 4 feet short of the sidewalk. It goes around the landscaping to the sidewalk. Randi stated that she recalled this being approved by the board, but the stones were to be on a mulched area. Having a sidewalk run through the grass causes a problem with the mowers. This was the main reason the board would not have approved this.

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The owner asked if he could extend the landscaping up to the edge of the walkway. Wil suggested submitted another ARB application showing the existing walkway as it is now with a new landscape plan. It should include a drawing or photos.

Motion to accept a re-application was made by Sue, second by John. Show existing walkway where it is now with new landscape plan. All in favor, motion carried.

Miscellaneous:

Wil met with Leslie Church of SJWMD to review the retention pond. He forwarded the PDF files used by the engineer to her for review. It is her opinion that since there are no wetlands involved, nothing that would raise a red flag as this is a private pond and it's up to the association to resolve. She will review all documentation and provide a letter stating there are no restrictions or concerns. Any permitting should be done through the City of IHB. This should also be submitted to Publix.

East Coast Docks also joined in the meeting. He contacted SJWMD to determine what their review would be. John asked if East Coast Docks provided a quotation. Wil stated that they did not as they were waiting on more information regarding permitting, etc. Bill Burleigh commented that when Jim Lawson was working on this project, it was reviewed by SJWMD. Sue commented that if there is no paperwork on this, we will have to have it in writing.

Donna mentioned that there is a piece of lattice on the back patio of 1201 that extends from the back of the building to the end of the patio that divides the two units. Randi commented that if it is on the patio itself it should be OK. Wil would like Compliance to check on this.

8. Adjournment: Motion to adjourn by Randi, second by Donna, motion carried. Meeting adjourned at 6:45 pm.

9. Open Forum: None

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: October 27, 2020