

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

**APPROVED
MEETING MINUTES
SPECIAL MEETING OF THE BOARD OF DIRECTORS**

Meeting Date: January 19, 2021

Meeting Time: 6:00 PM

Location: Virtual Meeting Via Zoom

Join Zoom Meeting

<https://zoom.us/j/92644543822?pwd=U2Y0SmZoVkdSNk5JcHplT0ljL09Fdz09>

Meeting ID: 926 4454 3822

Passcode: 162184

Dial by your location: 1-929-205-6099

Meeting ID: 926 4454 3822 - Passcode: 162184

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)-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: Dennis DeSiata, William Hamilton, Claire Dukes, Laura Higginbotham, James Osborne, Steve Miley, Diane Harner, Jamie Smith, Maria Parker, Jackie Woods, Erika McBryde, Blanche Sheinkopf, Andy Weeks, Sam Kozaitis, Jim Lawson, Sherill, Ray Wahl, Craig Price, Phone #321-243-2252 who did not respond to the chat request to identify themselves, "Dallas", who did not respond to the chat request to identify themselves

3. Proof of Notice: Notice was mailed to all unit owners of record and was confirmed as being posted 48 hours in advance per Florida Statute 720 requirements.

4. New Business:

- Discussion and approval of Special Assessment
Motion to approve the implementation of a special assessment of \$1,000 per unit owner made by Randi Pollack, second by John Newell, all in favor, motion carried.
- The total cost of this repair is \$144,173.43
- The balance will be paid out of the reserve account

Special Board Meeting Minutes

January 19, 2021

Page 2

5. Adjournment: Motion to adjourn by Sue Noe, second by Donna Gensler, all in favor, motion carried. Meeting adjourned at 6:30 pm.

Unit Owner Questions:

Jim Parker: 410 PSP – Fix retaining wall and complete Phase 2 at the same time.

Wil responded – received this same sentiment from several individuals who attended the tour. We are only voting on the assessment. We will continue to discuss that topic as we move forward.

Randi responded – we have money in reserves to do this type of project.

Ray Wahl – Can we do the entire project at one time.

Wil responded – The west side will be more costly than east side as it involves labor for removing all the trees, etc. The board did receive other quotes for installing a vinyl wall at \$800K.

Ray Wahl – Are the Australian pines removal included?

Wil responded – The Australian pines that run along the north side of the Publix shopping center are being removed now by Parkside at our expense. The Australian Pines and palm trees along the west bank of the retention pond will be removed as part of the restoration of that side of the pond.

Jim Osborne – Is Publix going to pay for their side?

Wil responded – The Australian pines that run along the north side of the Publix shopping center are being removed now by Parkside at our expense. The Australian pines and palm trees along the west bank of the retention pond will be removed as part of the restoration of that side of the pond.

Wil Miller mentioned that the assessment of \$1,000 per unit will need to be paid by 3/31/2021.

Jim Lawson – What is the engineering timeline and construction timeline?

Wil responded – That information is not available right now. We have 10-12 points that need to be discussed and become part of the contract. We will need to review with this with HOA attorney and present it to Reese Enterprises to answer. We will inquire as to whether Sid from CCEI will act as our consulting engineer for the project.

Sue Noe – It might be advisable to incorporate progress payments into the contract.

Wil – The association will be raising \$128,000 from the special assessment and the remainder will be taken out of the reserve account.

Ray Wahl – Suggested a Schedule of Values payment, retaining 10% that would be payable at the end of the project pending all is done satisfactorily.

Special Board Meeting Minutes

January 19, 2021

Page 3

Jim Lawson – It seems like you’re putting the car before the horse.

Wil responded that drawings, the scope of work, and other pertinent items will be obtained prior to the start of this project and the association attorney will assist with overseeing these aspects of the project to ensure that the association is protected in this endeavor.

Meeting Minutes respectfully submitted by:

Brenda Clark, LCAM

APPROVED: January 26, 2021