

*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: Wednesday, February 24, 2021**

**Meeting Time: 6:00 PM**

**Location: Virtual Meeting via Zoom**

Join Zoom Meeting

<https://zoom.us/j/92691618018?pwd=dVRKb3hQNhQaCt5YzZCRkZjSjhldz09>

Meeting ID: 926 9161 8018

Passcode: PfhOWN

**AGENDA**

**1. Call to Order & Establish Quorum**

Jim Lawson called the meeting to order at 6:00 pm

**2. Roll Call (In Attendance)**

Jim Lawson-President (2022)-Present

Ken Sheinkopf-Vice President (2021)-Present

Bill Burleigh -Treasurer (2022)-Present

Julie Allen - Secretary (2021)-Present

Wil Miller - Director (2021)-Present

Dennis Desiata - Alternate (2021)-Present

Homeowners: Steven and Peg Cory, Randi Pollack, Jamie Smith, Martha Pasek, Diane Harner, Bob Carvin, Claire Dukes, Mary Allen, Blanche Sheinkopf.

NOTE: There may have been other owners in attendance that may were not captured in these minutes.

**3. Proof of Notice:** Notice was confirmed as being posted 48 hours in advance per Florida Statute 720 requirements.

**4. Approval of Prior Meeting Minutes:** Board Meeting Minutes of 1/26/2021, Annual Meeting Minutes of 1/28/2021 and Officer Election Meeting of 2/1/2021.

Approval of minutes of 1/21/2021 – *Motion by Bill, second by Ken, all in favor, motion carried.*

Approval of minutes of 1/28/2021 - *Motion by Bill, second by Ken, all in favor, motion carried.*

Approval of minutes of 2/1/2021 – *Motion by Wil, second by Bill, all in favor, motion carried.*

**5. Officer's Reports**

President – Jim stated his intention as the President is to maximize the value of our real estate and minimize the cash outflow for Parkside Place resident. He requested for residents to let the process work and give the board time to act on current initiatives. The board organizational structure and responsibilities of each board member will be posted in the next few days.

Vice President – Jim and Ken walked the Publix parking lot and realized the impact to the adjacent Parkside Place properties.

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Secretary – No Report

Treasurer – Bill sent the January report to the board via email. At the end of January, there was \$89,857.95 in the Operating account and \$287,610.70 in the Reserve account. Owner balances of \$3,153.60 with only \$365.19 over 31 days. Reserves are up about \$3,000 over last year when we were \$14,000 over budget because we took care of items that were needed. We had \$7,607.43 remaining in the expense budget at the end of January, however, the Apex annual one-time payment of \$5,000 is soon due.

Management Report – No report as Brenda was unable to attend due to the change in date of this meeting as she had another meeting scheduled this same date.

### 6. Old Business:

- Reese Enterprises: Prior to executing the drainage contract with Reese Enterprises, they are working to determine where excess water is coming from near the outfall at the west end of the property by the South Patrick wall. This will enable them to provide a more definitive price to for correcting the swale from the Publix Bridge to the outfall.
- Publix: Jim has reestablished communication with Anthony Rodriguez, Publix attorney. There has been an agreement to clean out flumes and fixing leaning light poles. PSP has proposed Publix remove light poles as they are no longer in use.

### 7. New Business:

- Speaker policy at board meetings – Jim discussed the implementation of the speaker policy with an additional 60 days to determine how the policy works in practice. *Motion to approve by Wil, second by Ken.* Jim modified the motion to circulate policy to allow residents time review and become familiar with the policy. *All in favor, motion carried.*
- Light poles – There are 24 light poles at PSP and all need to be replaced in time. With the purchase of 8 light poles for \$5,050 we receive free shipping. Natural Harmony will replace the 7 most corroded and one additional over a period of a few months within their monthly contract payments. This is not a budgeted item. It is recommended payment come from the Reserve Account. *Motion to approve by Wil, second by Ken, all in favor, motion carried.*
- Building Painting Plan – Buildings 100, 200, 300 and wall on South Patrick will be painted this season by Vice Painting. Residents will choose whether they want to have their garage doors and/or hurricane shutters painted at their own expense.
- Apex Termite Bond Renewal – The cost to renew is \$5,310 they have worked well with PSP and recommend renewing the bond. *Motion to approve by Wil, second by Bill, all in favor, motion carried.*

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- Insurance Renewal – Meeting is scheduled tomorrow at 4pm with competing agent to discuss insurance renewal and review the areas of coverage. Renewal date is 3-31-2021.
- Renewal of PSP Space Coast Communities Association for \$85 per year. *Motion to approve by Wil, second by Julie, all in favor, motion carried.*
- ARB Application Review:
  - 301 PSP – Installation of paver walkway  
*Motion to approve by Wil, second by Bill, all in favor, motion carried.*
  - 610 PSP – Installation of Paver Patio and Walkway *Motion to approve by Bill, second by Ken, all in favor, motion carried.*
  - 410 PSP – Replacement of A/C unit  
*Motion to approve by Wil, second by Bill, all in favor, motion carried.*

**8. Adjournment:** Motion to adjourn by Wil, second by Julie, all in favor, motion carried.  
Meeting adjourned at 6:27 pm.

### 9. Open Forum:

- Blanche Sheinkopf stated the Pepper Trees along the edge of Gleason Park are hanging over the power lines and Jim shared that FPL came out to cut back the trees and after assessing the magnitude of the overhang decided the needed to bring in heavier equipment.
- Question was asked if the light poles were LED or incandescent and it was confirmed the new light poles will be LED.

Meeting minutes respectfully submitted by Julie Allen, Secretary

**APPROVED: March 24, 2021**