

*Parkside Place Homeowners Association, Inc.*

*1221 Admiralty Blvd. ~ Rockledge FL 32955*

*321-214-2403*

*bclark@lelandmanagement.com*

**APPROVED**

**SPECIAL BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date:** March 15, 2021  
**Meeting Time:** 6:00 PM  
**Location:** Virtual Meeting Via Zoom

Join Zoom Meeting

<https://zoom.us/j/98420300791?pwd=a0lmZmREVkgyb2tlSHNDYWJtekZsQT09>

**Meeting ID: 984 2030 0791**

**Passcode: 978432**

**AGENDA**

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

Jim Lawson called the meeting to order at 6:03 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

Brenda Clark, LCAM – Leland Management

Homeowners: Randi Pollack, Mary Allen, Sam Kozaitis, Janice Walters, Sherill Miley

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

**4. Open Forum:** Questions to the board of directors regarding these agenda items only are to be submitted to [bclark@lelandmanagement.com](mailto:bclark@lelandmanagement.com) by 12 Noon on Monday, March 15, 2021.

Randi Pollack – Can we either see the quotes or can you tell us what the quotes cover?

Jim – The first quote is for the exploratory dig at the end of the swale at South Patrick.

The drainage pipe is blocked. The dig was to expose the pipe and determine why there is constantly water down there. The second quote is to replace that pipe with PVC pipe from the far eastern catch basin to the outfall.

Wil – the plan to do the exploratory dig was something that needed to be done, we were just waiting on the subcontractor.

Jim - \$144K quote for the building the retaining wall was not approved by the prior board so the \$1000 assessment is on hold. Water needs to flow along the swale and into the underground pipe and into the catch basin and into the swale. We will have direct flow from the pond to the outfall.

## Special Board Meeting Minutes

March 15, 2021

Page 2

Wil – The association previously contacted six contractors. Joe Reese was the only contractor who suggested the exploratory digging, as he felt there was fresh water coming in. Everything Joe stated has proven to be the case. His solutions are the best and we should feel comfortable proceeding with him.

Jim – The catch basin, in the center, is 6” lower than the ends of the pipe. That pipe is an outflow pipe, not an inflow. It’s over the roof and across the parking lot. The existing pipes that were uncovered will be plumbed into the 8” pipe.

Blanche Sheinkopf - Is the west side of the pond part of this project?

Jim – No, it is felt that this is Publix responsibility. Joe Reese will provide an estimate for this and it will be sent to Publix.

Jim – The association received a question from a homeowner asking if the board knows what they are doing. Jim responded that the association has consulted experts all along in this matter. A detailed email response was sent to the unit owner.

Randi Pollack – Are the costs for these items coming out of reserves?

Jim – Yes.

Sherill Miley – Is the roof drainage from Publix not going into the swale?

Jim – No, the roof drainage does go into the swale. Publix is supposed to visit the site on or about March 22, 2021. Joe Reese will recalculate the percentage of water coming from the parking and Publix will be on the tab for that.

### 5. New Business

- Ratification of Approval of Reese Enterprises Estimate 422 dated 3/2/2021, Exploratory Dig regarding Drainage at South Patrick Swale - \$3,270  
*Motion to approve by Julie, second by Bill, all in favor, motion carried.*
- Review and Approval of Reese Enterprises Estimate 427 of 3/10/2021, Rebuild of Drainage Infrastructure at South Patrick Swale - \$19,415.75  
*Motion to approve by Bill, second by Ken, all in favor, motion carried.*

### 6. Adjournment: *Motion to adjourn by Wil, second by Julie, all in favor, motion carried.* Meeting adjourned at 6:25 pm.

Meeting minutes respectfully submitted by:  
Brenda Clark, LCAM – Leland Management

**APPROVED: March 24, 2021**