

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: March 24, 2021
Meeting Time: 6:00 PM
Location: Via Zoom and In-Person at
Parkside Place Clubhouse
1309 Parkside Place
Indian Harbour Beach FL 32937

Join Zoom Meeting

<https://zoom.us/j/91508377723?pwd=bW1uU2o1SmxYUXltS3I3aVo5NzBHQT09>

Meeting ID: 915 0837 7723

Passcode: 462404

Dial In - 1-929-205-6099 Meeting ID: 915 0837 7723 Passcode: 462404

AGENDA

1. Call to Order & Establish Quorum

Jim Lawson called the meeting to order at 6:07 pm.

2. Roll Call (In Attendance)

Jim Lawson-President (2022)-Present

Ken Sheinkopf-Vice President (2022)-Present

Bill Burleigh -Treasurer (2022)-Present

Julie Allen - Secretary (2021)-Present

Wil Miller - Director (2021)-Present

Dennis Desiata - Alternate (2021)-Present

Brenda Clark-Leland Management

Homeowners via Zoom: Jim McKillop, Sherill Miley, Bob Carvin, Donna Gensler, Bart Paulding, Randi Pollack, Claire Dukes, Diane Harner, Patti Miller, Bill Hamilton, S. Kozaitis.

Homeowners present at the Clubhouse: Bruce Markarian, Steve & Peg Cory, John Newell. Dan & Darlene Palencar, Bonnie Pierce, Bob & Pat Crabtree, Mary & Ken Allen, Joyce Ott Kauffman, Barri Lawson, JT Tar

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: Approval of board meeting minutes of 2/24/2021- Motion to approve by Bill, second by Julie, all in favor, motion carried.
Meeting Minutes of 3/15/2021 - *Motion to approve by Ken, second by Wil, all in favor, motion carried.*

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5. Officer's Reports

President: Jim – Drainage Issues – The recent exploratory dig revealed other issues. The committee is working with Reese Enterprises on five separate scopes of work, some of which include engineering, swale excavation and piping, and the seawall on east side of pond. The complete project is estimated at a cost close to \$200,000.

Representatives from Publix were invited to a site visit that took place today with Joe Reese and the engineer, but they did not show up. Joe Reese is working with the City regarding the permits for this project. Jim also stated that as this issue has been ongoing for many years, if Publix is not going to participate in assisting the association, it may come to a point where litigation will need to be filed by the association.

Jim reported on the pool, stating that it seems to be functioning well since the refurbishment. There were some recent repairs made, along with replacing the timer on the spa.

Vice President: Ken – Compliance – one violation was reported to management for a violation letter to be sent.

Website – Working on updates, etc.

Treasurer: Bill – Submitted his treasurer report to the board members prior to the board meeting for their review.

- Operating - \$81,213.90
- Reserves: \$291,607.01
- Reserves expense through February: \$851.40 – Terracast Products- One Lamp Post
- Expense Statement: Over/Under Budget – (\$4,781.06)

Bill motioned to transfer \$50K from Operating to Reserves to draw interest on those funds. Randi Pollack commented that as the former treasurer, there was \$300K in reserves for a 12- month period, only drawing \$104 in interest.

Jim commented that this is not an agenda item for this board meeting so the motion will not be entertained. This topic requires further discussion and possible placement on the agenda for a future board meeting. Jim made a point that with upcoming expenditures for painting and the 2021 insurance deposit, consideration should be given to the upcoming cash requirements.

Bill is preparing the 2018 and 2019 annual reserve study reports and will present each of them at the next board meeting. The 2020 annual reserve study report will be presented upon completion of the 2020 CPA audit.

Secretary: Julie – No report.

Director: Wil – Painting – The VICE Painting proposal was received for buildings 100, 200 and 500 at an expense of \$10,380 and \$8,650. These fees are based on the number of units in each building. Wil stated that we will be over-budget on the perimeter wall and monument painting.

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Alternate Director: Denny – No report on landscape

6. Old Business - None

7. New Business

- Ratification of Price-Rite Pool Chlorinator Flow Indicator-\$305
Motion to approve Bill, second by Julie, all in favor, motion carried.
- Ratification of Druse Estimate 2248-Palm Removal @ 1406, 1707, 1709, 2404 and Pool Cabana Area-\$800
Motion to approve by Julie, second by Wil, all in favor, motion carried.
- Discussion/Approval of Insurance Renewal
Jim stated that the association made a Change in Broker of Record. Kit Fischer of Insurance Office of America is now the agent for the association.
The budget includes \$158K for insurance premiums. IOA has provided policies maintaining coverage close to last year's costs. The association has added three additional areas of coverage - active shooter, fencing, and the golf cart was added. The premium for the 2021-2022 coverage is \$143K.
Motion to approve Julie, second by Bill, all in favor, motion carried.
- Discussion/Approval of \$3,000 Funding for Engineering and Permit Submittals for Completion of Drainage from Pond to Outfall.
Motion to approve Wil, second by Bill, all in favor, motion carried.
- Discussion of 2021-2022 Major Maintenance Projects-Strategy for Funding
John Newell – Are you considering a bank loan? Jim – We have considered a loan.
Randi Pollack – There are restrictions in the governing documents regarding spending large amounts outside of the budget. Section 3.04, in summary, states that if these changes substantially affect the facilities, the methods of financing is subject to a vote of approval by the owners. If the expense is 5% over the current budgeted funds this requires a vote by the community.
Julie – Perhaps it would be beneficial to review the list of the project items.

Jim – Stated that an owner survey was done in 2019. The priority of the projects listed on that survey were:

1. Drainage Improvements
2. Sod Replacement
3. Road Repairs
4. Irrigation System Improvements
5. Sidewalk Repairs
6. Building Sign Replacement
7. East Fence Replacement
8. Light Post Replacement
9. Tennis Court Repair

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Jim stated that presentations and greater detail on these projects will be presented in the future and that this topic does not warrant a motion at this time, it is strictly being presented for discussion purposes.

- Clubhouse Policy
Bill stated that after a third draft of this policy, and with board member input he would like to motion for approval.
Motion to approve Julie, second by Ken, all in favor, motion carried.
- Proposed Golf Cart Replacement
Bill stated that Natural Harmony has been servicing the community for the past 6 years and the golf cart was here when they came onsite. Currently, the batteries are dead, and the steel frame is rusted out. He stated that he and Brandy of NH have looked at several used ones. He has identified two or three golf carts that would suit the needs of the community and is recommending the purchase of a new golf cart, ranging in price from \$9-10K, with a ceiling of no more than \$11K. He stated that a new cart can carry 4 people, or with the seat down, be used as a work vehicle as it is currently used for.
Bob Carvin asked if this is a reserve or expense item. Jim replied that it is a reserve item. Jim also stated that he recommends trying to repair the existing golf cart. Wil suggested tabling this item for 30 days to evaluate repairing the cart.
Motion to table was made by Wil, second by Julie, all in favor, motion carried.
- Waiver of association landscape maintenance and fertilization of 1305 PSP
Motion to uphold the board decision of 8/2020 to deny this request by Bill, second by Ken, all in favor, motion carried.
- ARB Applications:
 - 905 PSP – Walkway – Tabled
Donna Gensler requested to speak on this application. She stated that the previous board declined this application as the unit owner is requesting to install a walkway through a common area and the governing documents do not permit a modification such as this.
She also stated that there are two current board members who are in violation of installing walkways on common area and it is felt that they should recuse themselves from voting on this matter.
Dennis Desiata stated that if an exception to the rules is to be made, a policy should be established to do so and should be presented to the board for approval at a future board meeting.
 - 1010 PSP – Pavers-Approved
Motion to approve was made by Bill, second by Julie, all in favor, motion carried.

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- VICE Painting Proposal – The paint project for 2021 encompasses buildings 100, 200, 500 and the perimeter wall and monument on South Patrick Drive. The contract pricing is as follows:
 - Bldg. 100 - \$10,380.00
 - Bldg. 200 - \$10,380.00
 - Bldg. 500 - \$ 8,650.00
 - Front Perimeter Wall and Monuments - \$6,160.00
 - Extra Garage Doors - \$150 each; Extra Storm Shutter Frames and Barrels - \$100 each.

Motion to approve this contact was made by Bill, second by Ken, all in favor, motion carried.

8. Adjournment: Motion to adjourn by Julie, second by Bill, all in favor, motion carried. Meeting adjourned at 7:20 pm.

9. Open Forum

903 PSP – Tree trimming – Request was sent to the board, waiting on direction from the board.

1305 PSP – Renting clubhouse – Bill stated that this is a temporary policy and the board must take into consideration the health and safety of all owners.

602 PSP – Commented that the speaker’s policy was approved at the last board meeting and it sounds like several people in the audience are speaking. Is the policy being followed or not?

608 PSP – Commented that holding the board meetings via Zoom is the way to go because everyone can see and hear versus having some people on Zoom and some people in the Clubhouse.

208 PSP – Would making the community gated give us a deduction on insurance? The question was answered that no, it would not.

212 PSP – Commented that it doesn't make since to have everyone attend a board meeting at the clubhouse, but the board won't allow the residents to have access to the clubhouse to have a small gathering. Julie responded that the cost to sanitize the building over and over would become a burden to the association.

208 PSP – Pool gate – is it mandated that the gate is locked from the outside and inside. Yes.

1010 PSP – Commented that he would be willing to assist with the drainage project.

In closing, Jim extended thanks and gave credit to Wil and Randi and the previous board members for what they've accomplished over the last few years.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: April 28, 2021

