

***Parkside Place Homeowners Association, Inc.***

***1221 Admiralty Blvd. ~ Rockledge FL 32955***

***321-214-2403***

***bclark@lelandmanagement.com***

***DRAFT***

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date:** July 28, 2021  
**Meeting Time:** 6:00 PM  
**Location:** Parkside Place Clubhouse

**AGENDA**

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

Jim Lawson called the meeting to order at 6:02 pm.

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

Jim Lawson-President (2022)-Present  
Dennis Desiata - Vice President (2021)-Present  
Bill Burleigh -Treasurer (2022)-Present  
Julie Allen - Secretary (2021)-Present  
Wil Miller - Director (2021)-Absent  
Brenda Clark, LCAM  
Homeowners in Attendance: Per sign-in sheet.

**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 special board meeting minutes of 6/30/2021 and regular board meeting minutes of 6/30/2021 – *Motion by Bill, second by Dennis, all in favor, motion carried.*

**5. Officer's Reports**

**President** – Assessment collections are coming in on a consistent basis. Accounting supplied a report of assessments received as of this date.

**Drainage** – Project is currently shut down due to the discovery of a cable identified to belong to Spectrum. The cost to move it will be \$1500. It was suggested that the HOA split the cost with Reese Enterprises. This project could be complete by early September 2021.

**Treasurer** – Bill provided his report via email to the board prior to this meeting. He stated there is an \$18K difference between this month and last month. The budget is \$19K over as the golf cart expense was placed in operating versus reserves.

**Committee Reports**

**Clubhouse** – Sherill Miley reported that there was only one rental in July. There are a few rentals scheduled in the upcoming months and the calendar is on the bulletin board.

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Compliance – The committee met this date with 3 out of 5 members present. Guidelines and procedures were discussed and a community “walk thru” will be scheduled for the committee within the next week or so and is subject to change due to weather conditions.

Landscape – The queen palm trimming completed on 7/26/21. Ganoderma was discovered in 10 trees, 5 were removed. The committee would like a proposal to remove the remaining five trees located at 101, 107 by S. Patrick fence, 109, 901, and 2402.

Schurknight is experiencing staffing issues that is affecting overall service to the community. Druse will trim oak trees in the second week in August. The balance of palm trees needs to be considered at the next board meeting.

Pool – No issues with the pool, no extraordinary expenses. The battery was replaced in the switch to the spa.

### **6. Old Business**

- Light Poles (second batch) – Bill stated that the board initially approved a “not to exceed” amount of \$6,000. Nine poles came in and Natural Harmony will install two and the remainder will be done during the cooler weather. Bill is requesting \$6K for nine additional poles. Motion to approve this request was made by Dennis, second by Julie, all in favor, motion carried.
- Tennis Court Proposals – There was no responses received from the previous companies that provided proposals. Randi Pollack mentioned that Scott Higginbotham suggested the board speak to him about the tennis courts.
- Termite Bond – The bond that was in place with Apex expired. The renewal notice was never received by the association and was not paid by the renewal date. Once this was discovered, 90 days had past and Apex stated they could not renew the bond. They sent proposals for a new contract. Massey Services and Stark Exterminators will be requested to provide proposals in addition to what was received from Apex.
- Tree Removal related to Ganoderma – Get quotes to remove 5 remaining queen palms.

### **7. New Business**

- Landscape/Entry Enhancements – No action anticipated at this time. Jim is requesting board members to accept responsibility for specific projects. Jim will take landscape.  
Randi Pollack – any plan to replace the trees that were cut down? Jim stated this is part of the landscape enhancement plan.
- Mailbox Replacement – Bill
- Paving – Wil
- Pavers – Dennis and Julie
- Tennis Courts - Dennis

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- **ARB Applications:**
  - 103 – Resurface concrete driveway – Application was not received in time.
  - 909 – Paver Walkway and Driveway – Motion to approve pavers by Dennis, second by Julie, all in favor, motion carried. This is subject to the development of a community guideline regarding color, pattern. Bill-ask the H/O to wait to allow the board to come up with a color
  - 1408 – Garage Door – Motion to approve by Bill, second by Julie, all in favor, motion carried.
  - 1705 – Roof – Motion to approve by Bill, second by Julie, all in favor, motion carried.
  - 1010- Soffit Repair – Emergency repair approved by ARC on 7/14/2021. Motion to approve by Julie, second by Jim, all in favor, motion carried.
  - 2101 – Garage Door – Approved by Dennis and Jim McKillop on an emergency basis. Motion to ratify approval by Jim, second by Julie, all in favor, motion carried.

**9. Adjournment** – Motion to adjourn by Jim, second by Julie, all in favor, motion carried. The meeting was adjourned at 7:15 pm.

### **10. Open Forum –**

Pool – a resident brought a guest to the pool who put a paddle board in the pool. This is not permitted. A child was doing cartwheels in the pool. Children running around the pool.

When trees are being replaced, is there any plan to replace plants in driveway strips.

Meeting minutes respectfully submitted by:  
Brenda Clark, LCAM