

Parkside Place Homeowners Association, Inc.

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DRAFT

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: September 22, 2021
Meeting Time: 6:00 PM
Location: Parkside Place Clubhouse

AGENDA

1. Call to Order & Establish Quorum

Jim Lawson called meeting to order at 6:00 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)-Present
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:

8/25/2021 – *Motion to approve by Julie, second by Dennis, all in favor, motion carried.*
9/09/2021 – *Motion to approve by Dennis, second by Julie.*

Discussion: Wil commented on agenda item #2 in the 9/9/21 meeting minutes - “Approval of Common Area Paver Installation” and the discussion that took place prior to the motion to approve. He stated that the minutes should capture what was discussed and voted on. That being said, the minutes should reflect the fact that the association will not be approving ARB applications for paver driveways as we are waiting for attorney Brian Hess to provide the draft amendment to the declaration as it is currently unclear if driveways are common area or not, and it is the attorney’s opinion that this reflects back to the individual property surveys. Any ARB approvals will be pending receipt of that data. *Re-motion to approve by Dennis, second by Julie, all in favor, motion carried.*

5. Officer’s Reports

President: Jim reported on the drainage project. The sod is in place, the irrigation should be back on and will run every day 2 hours a day for 10 days so it can be established. Engineering is complete and correspondence will be sent off to Publix. The pipe for the bridge is onsite, the excavator is on site, we are just waiting for waiting on the 10” pipe. They’ll start on the north end of the pond within a few days. Hoping to have the project done within the next month or so.

Board Meeting Minutes

September 22, 2021

Page 2

The mailboxes were ordered. We are waiting for a delivery date so the project can be scheduled.

Vice President: Dennis reported that on a late ARB request for a roof repair. Pavers were covered. Late ARB request for a roof repair. Please provide insurance. Motion to approve by Dennis, second by Julie

Treasurer: Bill submitted the treasurer's report to the board prior to the board meeting. Owner balances at the of the end of August were at \$45K, \$40K in assessments and \$4800 in HOA Late Fees. The increase in the Operating account is due to the special assessment funds going into that account. They will be transferred into the Reserve account and the expenses for the drainage project will be paid from Reserves. There were no Reserve expenses in August.

Bill also commented on the PSP private website and stated that it has not been maintained since the beginning of the year. He suggested forming a committee to pursue maintaining this website inhouse by owner volunteers. Management will send out an eBlast announcing the search for volunteers. Dennis suggests that if there are no volunteers then we should hire a company to maintain the website.

Secretary: No report.

Director: Wil reported that he has not received any bids on concrete from VICE.

5. Committee Reports

Landscape: Jim reported that the committee met with Justin Schurlknight last week. The initial hammock cleanup has been completed. All was trimmed per the standards established by the committee. A tentative schedule was set to trim the remaining hammocks.

Jim commented that Schurlknight's performance is still not up to standard. At times the grass is cut on Friday, at times it rolls over to Monday or Tuesday. The mowing schedule will move to every other week beginning November 1, 2021.

Heavy rain caused flooding at the 1400 building. SOS Septic came out today and found that the pump is burned up because someone took the cover off and dropped something on the pump and burned out the motor.

Motion to approve not to exceed \$800 to repair this pump was made by Jim, second by Dennis, all in favor, motion carried.

Pool: Jim reports that the pool is operating in top notch shape. We replaced the spa heater earlier this month at a cost of \$4100.

Clubhouse: Sherill Miley reported that there is one rental this month and three booked in December.

Social: Dolores Gailey reported that the Christmas Party date is set for 12/4/2021. The committee would like to plan something for the Fall, doing what is good for the community as well as what is safe.

Board Meeting Minutes

September 22, 2021

Page 3

6. Old Business:

Termite Bond: Jim provided a timeline regarding the termite bond. Stark Exterminators provided a proposal including the initial treatment at \$23,400 with an annual renewal of \$11,900. This will be for Sentricon bait stations. ***Motion to approve this proposal was made by Bill, second by Dennis, all in favor, motion carried.*** Jim commented that the expense will not affect 2022 HOA due to utilizing retained earnings.

7. New Business - None

8. Adjournment – ***Motion to adjourn by Julie, second by Dennis, all in favor, motion carried.*** The meeting was adjourned at 6:45 pm.

9. Open Forum

Rat problem – what is the board going to do about it? Jim responded that this is why the hammocks are being cleaned out. All vegetation and trees need to be kept away from the buildings. Buildings 1900 and 2100 were cleaned out in the past week. The board set a standard and we must adhere to that standard to prevent an environment for rats.

Wil mentioned that you can buy a rat bait station from Lowes and place it up against your unit.

Bill commented that if rats get in the attic there's a firewall. The soffit extends beyond that. Suggest having mesh installed to prevent the rats from going from attic to attic.

Blanche Sheinkopf inquired about having Gleason park trim the Brazilian pepper trees. Nothing has been done and they're sitting on the power lines and extending into the back yards. Jim stated that he will take this up with Mark Ryan, the City Manager.

Request the insurance agent to come out to explain insurance policies.

Blanche Sheinkopf – Requests that the HOA have the insurance agent come out to explain the insurance policies to the unit owners. Perhaps a Town Hall meeting can be scheduled and the HOA can invite Stark and Kit Fisher.

Meeting minutes respectfully submitted by:

Brenda Clark, LCAM

APPROVED: October 27, 2021