

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: **October 12, 2021**

Meeting Time: **3:00 PM**

Location: **Parkside Place Clubhouse**

AGENDA

1. Call to Order & Establish Quorum

Jim Lawson called the meeting to order at 3:00 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)-Absent-Designate Wil Miller as proxy for voting

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. New Business

- Board approval for attorney, Brian Hess, to proceed with preparing the Amendment to the Declaration regarding responsibility and maintenance for Limited Common Area.

Jim discussed the purpose of this special called meeting – to follow up on the Board’s request to Attorney Brian Hess to proceed with preparing the Amendment to PSP Declarations regarding responsibility and maintenance for Limited Common Areas in PSP. He stated it is not clear in some parts of our governing documents as to the maintenance responsibility of patio, driveways or sidewalks in Limited Common Areas which is the area around the unit as outlined in the documents. The Board met with Attorney Hess and discussed his proposed Amendment. All believe the proposed Amendment meets the Board criteria and purpose for the Amendment. That is that owners are responsible for the maintenance of patios, driveways and sidewalks within their unit’s Limited Common Area. ***Motion to approve made by Bill, second by Dennis, all in favor, motion carried.***

Jim explained this is the first step in the Amendment process. Next, a mailing will go to every owner with the proposed Amendment. There is a 30-day notice giving everyone time to read and discuss the Amendment. The proposed date for voting on the Amendment should be around December 6, 2021. That date depends on Leland’s mailing capacity ensuring the 30-day notice. Jim also stressed the importance of getting everyone to vote.

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There was discussion that if an owner does not vote, that is the same as a 'No' vote. Jim made it clear that If the Amendment does not pass, the PSP HOA Board will have no choice but to levy an Assessment of \$4-5,000 per owner to ensure Reserve Funds are available to repair/replace driveways, patios, sidewalks, and other areas close to a unit that is within the unit's Limited Common Area.

There was quite a bit of discussion on how to get the word out to everyone regarding the importance of this vote. A suggestion was to ask for Building Captains and have a meeting to discuss this with the Building Captains so they could then properly inform their neighbors. The Board is planning to send an eBlast that will provide more detail regarding the Amendment. Everyone agreed on the importance of getting everyone to vote.

- Approval of SOS Septic proposal dated 10-4-2021 for replacement of Pump #1 in the amount of \$903.80. The initial service call was in the amount of \$160.00 for a total expense of \$1,063.80. *Motion to approve made by Dennis, second by Bill, all in favor, motion carried.*
- Approval of additional funds to support the paver installation in common areas. The original approval of \$15,632.00 has been increased to \$22,937.00 based on corrected measurements and added square footage.

Jim explained the areas in PSP that will be paved - some parking pads and a two-foot strip across the road at each intersection. This is to increase the welcoming into our community. He assured everyone that the contractor will install heavy-duty pavers that would manage the heavy garbage trucks. The heavy-duty pavers have a higher PSI than concrete. *Motion to approve made by Bill, second by Dennis.*

Discussion took place with a recommendation that the board wait on this. Jim, Bill, and Dennis voted in favor of approving this. Wil voted No, and acting as proxy for Julie voted No. The request for additional funds passed by a vote of 3-2. *Motion carried.*

5. Adjournment – The meeting was adjourned at 3:45 pm

6. Open Forum

1. Hammock Cleaning scheduled coming up soon.
2. Road repair. Jim noted he had one contractor get back to him that has an opening soon. Wil and Jim will meet with the contractor and get a more definite price. Jim will call a Special Board Meeting if everything comes together, and the project can be done this year. Jim mentioned to everyone that whenever the road repair is done, there will be a lot of temporary inconvenience for residents. Might have to park at Publix and walk home!
3. Mulching the community. The Board is looking at that as a project for next year. Dennis will coordinate that if he is reelected!
4. Brazilian pepper trees from the park encroaching on PSP property as well as hanging over the electrical lines. Jim wrote a letter to the IHB Mayor on this last week. He will call FPL about the limbs on the power lines.
5. Jim reminded everyone of the October 27 Board meeting to discuss and pass the 2022 Budget.

Meeting minutes submitted by: Bill Burleigh