

*Parkside Place Homeowners Association, Inc.*

*1221 Admiralty Blvd. ~ Rockledge FL 32955*

*321-214-2403*

*bclark@lelandmanagement.com*

**APPROVED**

**BOARD OF DIRECTORS BUDGET MEETING MINUTES**

**Meeting Date:** October 27, 2021  
**Meeting Time:** 6:00 PM  
**Location:** Parkside Place Clubhouse

**AGENDA**

- 1. Call to Order & Establish Quorum:** Jim called the 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:** Proof of notice was confirmed as being mailed to all unit owners of record as well as being posted 48 hours in advance per Florida Statute 720 requirements.
- 4. Approval of Prior Meeting Minutes:** Meeting Minutes of September 22, 2021. *Motion by Bill to approve, second by Dennis, all in favor, motion carried.* Meeting Minutes of October 12, 2021. *Motion to approve by Dennis, second by Bill, all in favor, motion carried.*
- 5. Officer's Reports:**  
**President** – Jim reported that Reese Enterprises is waiting on pipe to arrive. Druse Landscaping should be onsite on Friday to remove the Australian Pines which is part of this project. “Thank You” to Erika McBryde and Bob and Dianna Mello for the use of electricity and water during the project.
  - Reese completed the landscape bed outside of clubhouse.
  - The Sealed Engineering Drawings are complete so work with the City and Publix will begin in an attempt to get some reimbursement for the drainage project.
  - A Landscape Meeting needs to be scheduled for possible November 3<sup>rd</sup> to finalize the Tree Project, Hammock Trimming, and Balance of Palm Tree Trimming.
  - An Amendment to the Declaration has been drafted to establish responsibility for property and liability insurance, and maintenance for driveways, walkways and patios that have been previously installed. This will confirm precedent that has been established over the years regarding driveways.

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- The board is considering a Town Hall meeting to discuss the matter.
- In order for the Amendment to pass 85 YES votes are needed. If that vote is not achieved, the HOA will be responsible for the maintenance, etc. of the driveways and walkways. This will result in a special assess of \$4-5K per unit.
- The board is considering asking for a volunteer from each building – a building captain – to ensure we get the YES votes need for the Amendment.
- The Annual Meeting will take place on November 17, 2021. Sign-in will begin at 6:00 pm with the meeting starting at 6:30 pm. There are 3 open seats on the board and we received 5 candidates: Dennis Desiata, Rita Gragg, Charles Higdon, Sherill Miley and Jamie Smith.
- SOS Septic – a new pump near the 1400 building was approved and ordered. We are waiting for delivery and an installation date.
- A letter was sent to The Dunes Apartments asking them to remove the pepper tree at the Eau Gallie entrance to the community.
- Sue Williams of FPL has been contacted to discuss the pepper trees between PSP and Gleason Park and the drainage area.
- Initial contract with the City regarding the pepper trees resulted in them saying as labor is available, they will send crews out. A request was also made to engage the street sweeping contractor to come through the community. On October 5<sup>th</sup> the City said “No” to that request.

**Vice President** – Dennis stated that all paver driveway requests are on hold. A unit owner does have the option of either doing their driveway with pavers or concrete, but the pavers are currently a less expensive route to go. Since the approval for the pavers for the parking pads was granted, pavers will arrive and be placed near the pool area.

**Treasurer** – Bill stated that he sent his report to the board prior to the board meeting.

- As of 9/30/21 there was less than \$2K in outstanding HOA and late fees. As of 10/22/2021 there was \$7,500 in assessment fees outstanding. The Special Assessment funds collected are currently in the Operating account and will be transferred to Reserves. There was one reserve expense in the amount of \$12,063 (mailboxes). The total year-to-date reserve expenses stand at \$104,686.85. The overall budget is under by \$2K in expenses.
- The Lamp Post project coming along. Natural Harmony has discovered that many of the lamp posts are connected to FPL transformers. Brandy is coordinating the disconnect and reconnect with FPL as these posts are replaced.

**Secretary** – Julie reported that the Compliance Committee had an eBlast sent out regarding items in common areas and asked that all unit owners please be mindful of the placement of personal items, and with holiday decorations, keeping them on limited common area, not in the common areas. A request is also made for all unit owners to keep their garage doors closed.

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Director – Wil - No Report

Committee Reports: None

6. Old Business: None

### 7. New Business:

- Review/Approval of 2022 Annual Budget.

Bill thanked the Budget Committee members for their contribution to preparing the proposed budget.

Wil stated that when we ask people to volunteer to contribute, he is in favor of following the recommendation of the Committee's Budget. Jim presented comparative data from 2019 thru 2022. The largest expense increase is Insurance, Landscape Maintenance and Cable and Internet.

Motion for total annual assessment income of \$591,360.00

*Motioned by Jim, second by Dennis, all in favor, motion carried.*

Motion for annual assessment per home for 128 townhomes at \$385 per month.

*Motioned by Jim, second by Dennis, all in favor, motion carried.*

Acknowledgement of management fee increase to \$1500 per month.

*Motioned by Bill, second by Julie, all in favor, motion carried.*

Motion to approve 2022 proposed budget

*Motion by Dennis, second by Bill, all in favor, motion carried.*

- Road repair Estimate from Cross Crete Corp. in the amount of \$78,892.00

*Motion to approve by Bill, second by Dennis, all in favor, motion carried.* (To be paid out of Reserves.)

- **ARB Applications:**

- 1709 PSP – Hurricane Shutters

*Motion by Wil, second by Julie, all in favor, motion carried.*

### 8. Adjournment:

*Motion to adjourn was made by Jim, second by Dennis, all in favor, motion carried.* The meeting was adjourned at 6:55 pm.

### 9. Open Forum:

Dolores Gailey – Residents would like a Christmas Pot Luck – The Clubhouse holds 50 people. With COVID, how does the board feel about the safety of holding this function.

Donna Gensler – Submitted her resignation from the Compliance Committee due to a phone calls from unit owners complaining about board members not being in compliance. Another common question posed by unit owners is why garage doors open 90% of the time, especially those of certain board members. Donna stated she cannot serve on a committee that does not have the full support of the board.

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Jamie Smith – 1211 Tree Replacement - She requests a tree be planted between 1207 and 1209. Hammock between 1200 and 1400 – when?

Donna Gensler commented on the pavers being installed in common areas and the fact that there is a maintenance expense involved in that, i.e. cleaning and sealing every other year at approximately \$300. Dennis Desiata commented that pavers should be sealed every 3-4 years and the board has taken that expense into consideration.

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

**APPROVED: December 1, 2021**

Parkside Place Homeowners Association

Board Meeting

Wednesday - October 27, 2021

Name		Address		Wish to Speak		TOPIC: (Please note that you may only speak on Agenda Items and you will be limited to 3 minutes - F.S.720.3060)	
				Y	N		
1	Debbie Clark	1908	158				
2	<del>Janice Smith</del>	1908	158				
3	Ute Stangelist	1705					
4	Kathy Lincove	1102					
5	Blanka + Ken Steinberg	1104			✓		
6	Bassi VanGan	1406					
7	Dr. Dennis Craig	1607					
8	Phony Decker	1703					
9	Bruce Larson	1508					
10	Jon Stewart	1405					
11	Maggie Enla	2109					
12	Catherine Miller	2305					
13	Down Gensler	608		✓			Community Committee
14	Janice Smith	1209		✓			tree replacement
15	Clare Dukes	105		✓			

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				Y	N		
16	Brian Swell	1402		<input checked="" type="checkbox"/>			
17	Mary Allen	1301		<input checked="" type="checkbox"/>			
18	Gail Campbell	1510		<input checked="" type="checkbox"/>			
19	Lisa Ryan	1307					
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