

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

APPROVED

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: Wednesday - December 1, 2021
Meeting Time: Immediately following Town Hall Meeting at
6:30 pm
Location: Parkside Place Clubhouse

1. Call to Order & Establish Quorum

Jim Lawson called the meeting to order at 7:50 pm.

2. Introduction of 2022 Board of Directors and Roll Call (In Attendance)

Jim Lawson – President (2022)
Dennis Desiata – Vice President (2023)
Jamie Smith – Treasurer (2023)
Rita Gragg – Secretary – (2023)
Bill Burleigh – Director (2022)
Sherill Miley – Alternative (2023)
Brenda Clark – Leland Management
Brian Hess – The DiMasi Law Firm
Homeowners in Attendance

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 – Board Meeting Minutes of 10/27/2021 and Board Organization Meeting Minutes of 11/18/2021 – Jim requested page 2, holiday decorations, revise wording to read “limited common area” versus “personal area”; correct motion to adjourn to read “motion made by Jim, second by Dennis”. *Motion to approve these minutes with corrections was made by Bill, second by Dennis, all in favor, motion carried.* Meeting minutes of 11/18/2021 – *Motion to approve these minutes was made by Jamie, second by Dennis, all in favor, motion carried.*

Treasurer’s Report – Bill reported that he sent a copy of the report to all board members prior to the meeting.

Total Late fees and assessments outstanding as of 10/31 - \$11,180

Total Unpaid Special Assessment & Late Fees - \$9,040.31

\$246K was transferred out of Operations into Reserves

Total budget YTD is \$2K over

Reserve expenses as of 10-31-21 - \$110,421

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Bill reported on the lamp posts and discussed an email received from Brandy Gautney of Natural Harmony regarding FPL having to come onsite to “tap” and “untap” the transformers when a lamp post needs to be replaced. Brandy presented a suggestion that the association have Gault Electric install a breaker box for the lamp posts that are connected to the transformers. This would alleviate FPL coming out. Each breaker would cost approximately \$894.00. Jim stated that this topic will be discussed at a later date.

It was suggested that a motion be made to prepare an eBlast encouraging unit owners not to attend the December 8, 2021 Membership Meeting as the board is considering rewording of the amendment based on feedback received at the Town Hall Meeting of 12/1/2021. *Motion was made by Jim, second by Jamie Smith, all in favor, motion carried.*

Motion to instruct Leland Management not to attend the membership meeting of 12/8 by Jamie, second by Bill, all in favor, motion carried.

5. Project Comments

Jim distributed a Cash Flow spreadsheet regarding capital projects.

Drainage – Jim stated that the project is moving along, the catch basin between the outfall and the bridge was set and pipe was moved 60-80 feet toward the bridge.

Roads – Jim stated this should be complete by Friday, 12/3/2021.

Pavers – Dennis stated the project is ongoing. The 1700 and 1800 building areas are being done, crosswalks in front of the property will be done next week.

Mailboxes – Bill stated they are scheduled for shipment by the middle of December.

When received, Bill will contact the contractor to get the project on schedule. *Motion to eliminate plexi-glass made by Dennis, second by Rita, all in favor, motion carried.*

6. Committee Structure for 2022 - Seeking Volunteers

- Landscape - Barri Lawson, Ron Schmidt - Lisa Ryan and Stephen Kauffman volunteered by raising their hand at the meeting.
- Pool - Jim Lawson
- Clubhouse Coordinator - Sherill Miley
- Social - Delores Gailey, et al
- Compliance - Blanche Sheinkopf, Lisa Ryan, Nancy Desiata, Julie Allen
- Legal - Bruce Markarian, Sue Noe, Dennis Desiata, Jim Lawson

Jim distributed a schedule for the 2022 Board Meetings and Workshops.

7. New Business

- **ARB Applications:**
 - 311 PSP – AC Replacement – *Motion to approve was made by Dennis, second by Bill, all in favor, motion carried.*
 - 802 PSP – Roof Repair – *Motion to approve was made by Dennis, second by Jim, all in favor, motion carried.*

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8. Adjournment – *Motion to adjourn was made by Jim, second by Dennis, all in favor, motion carried.* The meeting was adjourned at 8:50 pm.

9. Open Forum

Justin Coyle – 1609 – Hammock cleanup – looks terrible

Meeting Minutes respectfully submitted by:

Brenda Clark, LCAM

APPROVED: December 28, 2021

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		Name	Address	Y	N	
				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)
1		Susan Noe	1110	X		The Driveways
2		Blandine Aken Swinley	11034	X		
3		HARRY COLEMAN	1102		X	
4		Mary Allen	1201			
5		Jim Rock & Roxie Rock	815	X		
6		ALISA RYAN McHOLDENS	1307	X		
7		Darlene PALENCAR	1303		X	
8		JUDEES GALEY	1607			
9		Ron SCARUS	1408		X	
10		LAUREL CAMPBELL	1211		X	
11		Clare Dukes	105	✓		
12		Myrtle	2309			
13		WIL MILLER	2305	X		
14		Gary & Chris Gaskill	1912		X	
15		Dave & Diana Peters	2203		X	

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				Y	N		
16	Earl Campbell	1510					
17	Mte Evangelista	1705					
18	Janice Walter	1902					
19	C. BOGGER	2505					
20	Pam Ptklar	703					
21	Bruce Markens	208/2101			X		
22	WALLY BERGER	2007		X			
23	Winnie Threlka	8201			X		
24	Bob Threlka	8201			X		
25	Gene Pughwick	604		X			
26	Bonni Fournon	1508			X		
27	Dana Hiski	408					
28							
29							
30							

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		Name	Address	Y	N	
31		Joyce Ott Kaufman	1305			
32		Stephen Kaufman	1305			
33		Sara Matheson	1504			
34		Doune Gensler	608			
35		Nicole Mangner	2206			
36		Dale Herlihan	1303			
37		Sam Spink	1209			
38						
39						
40						
41						
42						
43						
44						
45						

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