

*Parkside Place Homeowners Association, Inc.*  
1221 Admiralty Blvd. ~ Rockledge FL 32955  
321-214-2403  
bclark@lelandmanagement.com

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date:** December 28, 2021  
**Meeting Time:** 6:00 pm  
**Location:** Parkside Place Clubhouse  
1309 Parkside Place  
Indian Harbour Beach FL 32937

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

Jim Lawson called the meeting to order at 6:06 pm.

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

Jim Lawson, President (2022)-Present  
Dennis Desiata, Vice President (2023)-Present  
Jamie Smith, Treasurer (2023)-Present  
Sherill Miley, Secretary (2023)-Present  
Bill Burleigh, Director (2022)-Present  
Brenda Clark, Leland Management-Absent due to illness  
Working on an alternate. Still seeking volunteers.

**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 board meeting minutes of 12/1/2021. Jim stated this meeting was actually the November meeting. *Motion to approve made by Dennis, second by Jamie, all in favor, motion carried.*

Approval of board meeting minutes of 12/14/2021. *Motion to approve made by Jamie, second by Dennis, all in favor, motion carried.*

**5. Officer's Reports / Committee Reports**

Jim Lawson asked for reports for moving through the current projects.

Bill – Contacted several companies to get a bid to convert the website from its current HTML format to Wordpress which is easier to maintain. A quote should be available for the January board meeting. It is also time to renew the domain name. Bill will take care of that soon.

Jamie presented the Treasurer's Report - November Report has Alliance paver coming out of Operations expense and should be out of Reserves. Jamie stated Rose, the accounting manager said there had to be a motion made by the Board to change categories. *Motion made by Jim, second by Denny, all in favor, motion carried.*

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Jamie stated there are still other concerns with Reserves and Operation that are still not correct. Jamie is meeting with Rose next week to review. Total dollars are still correct, just in wrong category.

Assessments past due and HOA fees past due are combined. Should be separate. The total is \$5933.78. ***Motion to approve Treasurers report made by Dennis, second by Bill, all in favor, motion carried.***

Jim reviewed ongoing projects:

- Drainage project is still underway. There were unknown pipes from Publix that must be connected to our new pipes and required specific T connectors. It took several weeks to find and ship these, but they are here and in place.
- The road repair project is complete and paid for.
- Pavers finished 3rd pad off entrance. The Walkways are waiting for small pavers to complete. These will be completed once the smaller pavers arrive. This project is done until we come to Board with a new project and the cost.

Bill - Mail boxes – opened and inspected – all okay. The installer is going to schedule for January. We need to cleanout office for preparation of office renovations.

Sherill – Internet Speed – Verified the Clubhouse has its own account with cable, internet, Wi-Fi and phone. A Spectrum Tech came out and switched out the old modem for the latest version modem/router combo, which handles 400 mbps up to 1 gig. He tested for speed in the office 233 mbps, breezeway 229 mbps and in Clubhouse 100 mbps. We should be receiving a minimum of 200 everywhere. The concrete walls of the Clubhouse are preventing the nobe from reaching the modem in the office. I explained to the Tech the purpose for high-speed connection is for Zoom calls during our Board meetings. His suggestion is to mount the office nobe outside in the breeze way and move the Clubhouse nobe to the end table near the door to increase speed. Once we purchase a TV the modem/router will be moved to the clubhouse, which will give us higher speeds. In addition, purchase a Roku to stream the Zoom meetings. This should enable us to have Zoom board meetings without issues. If this does not work, as a last resort we could upgrade our internet service to 400 mbps for \$20/month.

Jamie - Termite bond – the termite company can do a damage guarantee but must inspect every single unit. Waiting until after New Year to continue discussions. There is no cost for inspections. Question to ask - If owners refuse is warranty still good for other buildings?

\$250,000 bond for repairs, no deductible covers only subterranean and formosan termites. Swarmers (drywall termites) are not covered. If the owner cannot be home for the inspection, they must make arrangements for a neighbor/family member to let the inspector into the unit. The cost is \$23,400 up front, then \$11,900 reoccurring for 4 years.

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### 6. Old Business

- Discussion of Amendment and Schedule for Adoption  
Jim - Brian Hess revised the amendment. Leland needs 7 business days advance notice prior to the actual mailing date to comply with the the 14 day notice. The meeting will take place February 8, 2022.

Town Hall meeting could take place on 1/4/22. Eblast the amendment before town hall meeting. Do we have everyone's email?

- Discussion of Priorities Survey and Schedule - Jim - use same questions as on the 2019 Survey – we all have our wish lists. We need more input, so the survey is important.

### 7. New Business

- Natural Harmony Contract for 2022
  - Raised hourly rate
  - Too many inconsistencies on lists
  - What days of week? T/T or M/W/F??
- Pool issue – getting credit with water issue
- Bill will revisit contract with Brandy to discuss concerns and bring answers to January meeting
- Discussion of Internet Bandwidth Increase in Clubhouse - Already discussed.
- Priorities Discussion – Project Items with Budgets  
Jim - Phase 2 for road repair – 7000 SF more \$50,000. Money will come from Reserves. ***Motion to approve to get more information and final numbers to consider Phase 2 was made by Bill, second by Sherill, all in favor, motion approved.***  
Denny - The pavers are giving us the same pricing as Phase 1. These workers are efficient & professional.
- ARB Applications – None for review in December

### 8. Adjournment – ***Motion to adjourn was made by Jamie, second by Bill, all in favor, motion carried.*** The meeting was adjourned at 7:03 pm.

### 9. Open Forum

- Ray Wall – Are pavers going up walkways? Denny – Yes, we are working on this – we ran out of small pavers.
- 1609 Justyn Cole – I was at the last meeting and expressed my concern that the hammock clean up a bit extreme. I was assured it would be growing back in 6-8 weeks. I have not seen any growth. What is the plan if there is no growth?  
Maintaining grounds keeps our house values up.  
Jim - there is no specific plan – I truly believe these will grow back. Let's be patient.

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Justin – need to know after 4 more weeks what is going to happen? Jim - will get with landscaper and make a decision how to move forward. Areca palms and bamboo are a good replacement to consider.

- Blanche – timing on replacing with new trees with the ones cut down.
- Sherill - I recommended a tree service, which plants, trims and removes trees. I emailed the info to all on Dec 16<sup>th</sup>. Does anyone know if contact was made? Jim - Brenda was asked to contact them. Will you follow up with Brenda to see if she has scheduled this appointment?

Meeting minutes respectfully submitted by:

Sherill Miley – Board Secretary

**APPROVED: January 25, 2022**