

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

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DRAFT

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: February 22, 2022
Meeting Time: 4:00 pm
Location: Parkside Place Clubhouse
1309 Parkside Place
Indian Harbour Beach FL 32937

AGENDA

- 1. Call to Order & Establish Quorum** – Jim Lawson called the meeting to order at 4:10 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-Present
Homeowners 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:** Approval of board meeting minutes of 1/25/2022.
Motion to approve the 1/25/2022 board meeting minutes was made by Bill, second by Dennis, all in favor, motion carried.
- 5. Officers/Committee Reports**
President: Drainage project – All piping is done; the surface drains at the swale behind Publix have been installed.

Pool – Brenda Clark reported that according to recent Health Department inspection the pool rules signs need to indicate, in 2” letters, the maximum depth of the pool using the word “feet” as well as the maximum depth of the spa in 2” letters, using the word “feet”.

Treasurer – Jamie Smith reported the following:
December 2021:
Operating Account Balance - \$64,317.54; Reserve Account Balance - \$286,418.84
Owner Balances - \$6,822.38 in Special Assessment and late fees; \$2,684.25 in HOA assessments and late fees.

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January 2022:

Operating Account Balance - \$57,731.52; Reserve Account Balance - \$286,173.55
Owner Balances - \$3,355.00 in Special Assessments and late fees; \$1,624.08 in HOA assessments and late fees.

Motion by to accept the Treasurer's report was made by Dennis, second by Bill, all in favor, motion carried.

Social Committee: Dolores Gailey reported March 27, 2022 is Italian Night Dinner. Please include your phone number when you sign up. Deadline for registration is March 20, 2022.

Clubhouse: Sherill Miley reported that there were no reservations for February.

6. Old Business

- 2307 PSP Request of 1/12/2022 re: Tree Line-Publix Fence – Jim Lawson directed management to get an estimate from tree service to remove the Australian pines.
- 1408 PSP – Sod Replacement Request of 1/19/2022 – Jim Lawson stated that this will be deferred until sod replacement on the swale is underway. There should be extra sod to be used in that area.
- Stark Exterminators – Jamie Smith stated that all documentation is in order so we should proceed with obtaining the inspection dates and communicate that information to the unit owners.
- 208-210 – Holes in ground. Jim stated these are not turtle holes. His recommendation is that the existing tree be removed, and the unit owners replace the driveways. There are extremely large roots in the ground, and they need to be removed. This would be done as part of the driveway replacement. There is also a visible break in the sewer pipe when looking down into these holes. Unit 210 was asked to fill their bathtub and in doing so, one can see the water running through the pipe. A plumber needs to come out to evaluate this pipe issue for repair.

7. New Business

- Alternate Board Member – Only one application was received, and that was from Gary Gaskill. Gary was present at the meeting and provided a brief bio on himself. ***Motion to appoint Gary Gaskill to the alternate board seat on the board of directors made by Bill, second by Dennis, all in favor, motion carried.***
- Collection Policy – Table until next board meeting. ***Motion to table by Jim, second by Bill, all in favor, motion carried.***

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- Revision of Common Area paver proposal from Alliance Pavers – Dennis discussed the proposal for Phase 2 of this project, explaining that there are some areas in the back of the community that the board felt was not feasible to spend the money on at this time. Based on review and revision of this proposal the actual cost is \$38,083.50, not \$34,290 as previously approved by the board. ***Motion to approve by the proposal in the amount of \$38,083.50 was made by Jim, second by Dennis, all in favor, motion carried.***
- Tennis Court Proposal – Dennis reported that he received a quote of \$44,825 from Coastal Courts versus an average of \$84,000 from other vendors. Coastal Courts offered options of an individual pickleball court at \$1500. This would provide two pickleball courts versus one. The option of a putting green was also quoted at \$15,942 along with redoing the fence at \$36,784. The fence project cost could be removed, and only five fence posts could be replaced and painted at a expense of \$5,000.

Discussion took place regarding this proposal. Sherill reported that at the 2/17/2022 board workshop, she was tasked to compose verbiage that could be sent out via eBlast along with a survey to the owners. She read that document aloud. She also stated that the tennis court was ranked #10 in the 2019 Survey. Jamie stated that a survey should be presented to the unit owners to determine if the association should spend money on something the owners may not want.

Jim stated that the survey of 2019 contained ten projects and eight of those projects have been completed and the only remaining projects are the eastside fence and the tennis court. Dennis stated that there is \$100K in reserves for the tennis courts and this proposal comes in at \$51K. ***Motion to approve Coastal Court's proposal at \$44,825, the pickleball court at \$1,500 and \$5,000 for the fence posts, for a total of \$51,325.00 was made by Bill, second by Jim, Jamie-Nay, Sherill-Nay, Dennis-Yes; motion carried***

ARB Applications:

- 703 Boklan – Gutters and downspouts - ***Motion to approve by Dennis, second by Bill, all in favor, motion carried.***
- 810 Rock – Sidewalk - ***Motion to approve by Dennis, second by Bill, all in favor, motion carried.***
- 1804 Flynn – Replace roof deck and flat roof – ***Motion to approve by Dennis, second by Bill, all in favor, motion carried.***
- 1910 Gaskill – Paver Sidewalk and removal and replacement of retaining wall; planting of palms - ***Motion to approve by Dennis, second by Bill, all in favor, motion carried.*** Remove trees and shrubs – Landscape Committee recommends approval and unit owner will install Areca Palms, ***second by Dennis, all in favor, motion carried.***

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- 2101 Markarian – Paver walkway and patio - *Motion to approve by Dennis with revision to 8 feet versus 10 as applied for, second by Jamie, all in favor, motion carried.* Will send in new drawing.

8. Adjournment – *Motion to adjourn made by Bill, second by Dennis, all in favor, motion carried.* The meeting was adjourned at 5:45 pm.

9. Open Forum

John Newell:

- What is the actual balance in Reserves – Jamie stated it is \$286,000
- Issue regarding Sherill Miley’s qualification to serve on the board – Jim stated the issue has been resolved.
- Foot Bridge – It’s current condition is not safe for those who are not stable on their feet, use a walker or a scooter. Can a handrail be installed? Jim responded that in the original discussion with Reese Enterprises they will install a handrail and curb.

Donna Gensler – Announced that Lee, the mailman is leaving as PSP mail carrier. An eblast was sent out regarding a “thank you” and “farewell” to Lee. Anyone interested in contributing to a monetary gift for Lee can see Donna or Claire Dukes.

Brenda Clark mentioned that at the 2/8/2022 membership meeting it was noted that long-time resident Oreva White will be celebrating her 100th birthday this year. Her actual birthday is February 27, 2022. Jackie White stated that their block is having a celebration for Oreva White’s birthday on Thursday, 2/24/22 at 4 pm.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM