

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: March 29, 2022
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 6:03 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 (2022)-Present
Bill Burleigh, Director (2022)-Present
Gary Gaskill, Alternate (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 2/22/2022. *Motion to approve the board meeting minutes of February 22, 2022 made by Dennis, second by Bill, all in favor, motion carried.*
5. **Officers/Committee Reports**
President: Drainage – Jim reported that they are approaching final stages, there have been price increases on sod and trees. Jim asked for a motion to approve \$3,746.25 for Phase I sod for the west end of the pond only and around the bridge. *Motion was made by Dennis, second by Bill, all in favor, motion carried.* Jim indicated that the funds should be taken from the special assessment.

Pool – *Jim made a motion to ratify the replacement of the oil pressure gauge for the pool pump at a cost of \$307.24. Motion was second Jamie, all in favor, motion carried.* Pool service contract has increased \$20 per month. Dennis will call Paul about the error a new technician caused, almost burning the pool pump motor.

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Landscape – Jim reported that the contract has been increased 5% effective April 1, 2022. The clean-up at unit 1112 will be done monthly by Schurlknight and otherwise by Natural Harmony. It was suggested that the three screw pines in that area be removed and replaced with a less messy species of tree.

Ground depression at 208-210 – Natural Harmony removed about 500 lbs. of roots. Dirt will be refilled and the area will be resodded.

Vice President: Dennis reported that the remainder of the unused pavers for the common areas were removed. Alliance would not reimburse us for those. He is trying to get those pavers used for the walkway by the Clubhouse. The entryway to the tennis courts will be done when the court refurbishment is complete.

Treasurer: Jamie provided the following information regarding the February 2022 financials:

Operating Account: \$86,315.24

Reserves: \$277,723.27

Past Due Balance on Special Assessment - \$2,962.50

Past Due on HOA and late fees - \$2,363.93

Over Budget for the month - \$2,969.45

There is one unit owner only who has not paid the special assessment at all.

Motion to approve this report made by Bill, second by Jamie, all in favor, motion carried.

Termite Inspections are scheduled for April 6, 7, 8 and should be done within 2 days, 3 days maximum. No individual appointments will be scheduled. She will request additional information from Stark regarding some type of schedule.

Secretary: Sherill – Clubhouse – No reservations for April. Plumber coming out to replace pipe and shut off valve under sink.

Director: Bill – Commented on the parking issue referenced in the document he sent to the board. He feels a letter should be sent to individual unit owners as well as an eBlast reminding the community of parking rules.

Bill stated that the website conversion should be completed this week.

Compliance – recommend signs be placed on guest parking pads that state “Guest Parking Only”. It was suggested that the parking policy be revised prior to installing any signs. Bill will get pricing on speed humps. He reported that the pool signs have been brought into compliance. The committee would also like to remind everyone that drinks are not permitted in the pool or spa areas. Bill also suggested that the eBlasts be mailed to those unit owners who don’t have email. Sherill, as board secretary, will take care of the mailing.

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6. Old Business

- Revised Collection Policy – *Motion to approve revised collection made by Jim, second by Jamie, all in favor, motion carried.*
- Painting of Buildings, 600, 800, 1000 and Clubhouse – A contract from Vice Painting was provided to the board for review. Pricing remains the same as last year's contact. *Motion to approve by Jamie, second by Dennis, all in favor, motion carried.*
- TV For Clubhouse – Sherill did research on this project and sent information to the board. An 85" TV with Facebook Portal TV from Best Buy comes with a camera, needs a mounting bracket, sound enhancement and has Zoom capability. *A motion to purchase FB Portal TV and a 25-foot HDMI Cable was made by Jamie, second by Dennis, all in favor, motion carried.*

7. New Business

- Ratification of insurance renewal for 2022-2023 for a total premium of \$151,578.78, 5.75% increase from last year – *Motion to ratify by Jamie, second by Bill, all in favor, motion carried.*
- Ratification of ARB Application approval – 701 PSP-Special Mailbox request – *Motion to ratify by Dennis, second by Bill, all in favor, motion carried.*
- Schurlknight Landscaping Estimate 3186 to remove a dead oak tree at the 300 Building in the amount of \$150 – Jim Lawson indicated that the tree has been removed by the landscape committee.
- Shades of Green Estimate 1072 in the amount of \$875 to remove two clumps of Australian Pines, not hard wood trees overhanging the west bank of the pond – *Motion by Jamie, second by Dennis, all in favor, motion carried.*
- Shades of Green Estimate 1069 in the amount of \$1,600 for removing the Georgia pine and schefflera at the corner of 2001 Parkside Place – Table this item. See if roots can be trimmed back and the road be repaired to save the tree.
- Price Rite Pools Estimate for Oil Pressure Gauge installation and compliant pool rules signs in the amount of \$439.24 – Discussed previously.
- Sod and Tree Proposals to conclude drainage – Table until next board meeting.
- Revised Parkside Place Pet Policy – *Motion to approve by Bill, second by Dennis, all in favor, Jamie- opposed.*
- ARB Approvals (please see attached list) *Motion to approve all 28 ARB applications as presented by Bill, second by Jim, all in favor, motion carried.*

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8. Adjournment – *Motion to adjourn the meeting was made Dennis, second by Jim, all in favor, motion carried.* The meeting was adjourned at 8:00 pm.

9. Open Forum

1609 – What is the status of my request? Make this a priority – Sherill will make speak to Shades of Green.

Meeting Minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: April 26, 2022

722 ARB Applications for March 29, 2022

Process Begin Date	Unit Address	Homeowner	Request Type
3/21/2022	502 Parkside Pl	Lucile Shadrick	Pavers
3/11/2022	701 Parkside Pl	Marilyn McRae	Mailbox
3/16/2022	1104 Parkside Pl	Blanche Sheinkopf	Pavers
3/14/2022	1307 Parkside Pl	Lisa Ryan	Driveway Pavers
2/25/2022	1307 Parkside Pl	Lisa Ryan	Window Replacement
3/21/2022	1502 Parkside Pl	Donna Yandles	Driveway Pavers
3/16/2022	1504 Parkside Pl	Sara Martineau	Driveway Pavers
3/16/2022	1504 Parkside Pl	Sara Martineau	Walkway
3/18/2022	1508 Parkside Pl	James Lawson	Driveway Pavers
3/4/2022	1510 Parkside Pl	Gail Campbell	Driveway Pavers
3/16/2022	1703 Parkside Pl	Dennis Desiata	Pavers
3/16/2022	1709 Parkside Pl	William Burleigh	Driveway Pavers
3/2/2022	1904 Parkside Pl	Craig Price	Landscaping
3/8/2022	1910 Parkside Pl	Gary Gaskill	Driveway
3/17/2022	206 Parkside Pl	Brian Billings	Garage Doors
3/15/2022	2101 Parkside Pl	Bruce Markarian	Window Replacement
3/15/2022	2101 Parkside Pl	Bruce Markarian	Driveway Pavers
3/3/2022	2103 Parkside Pl	Lawrence Schmitt	Screen