

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

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BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: April 26, 2022
Meeting Time: 6:00 pm
Location: Parkside Place Clubhouse

1. Call to Order & Establish Quorum – Jim Lawson called the meeting to order at 6:00 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. Status of Board Eligibility for Sherill Spaccio (Miley) – Jim provided a recap of actions since December. Sherill stated that her name is Sherill Spaccio Miley, not Miley in parenthesis. Jim accepted the legal documents filed with the Brevard County Clerk of the Court.

5. Approval of Prior Meeting Minutes: Approval of board meeting minutes of March 29, 2022. *Motion to approve by Bill, second by Jamie, all in favor, motion carried.*

6. Officers/Committee/Special Project Reports

President

Drainage – Jim reported that sod has been delivered and additional sod will be delivered to complete the project. The pipe that came up out of ground has been regraded and filled.

Pool – Price-Rite was notified that there were some issues with maintenance on the pool. The spa continues to lose water and it was recommended that an auto-fill valve be installed. Price-Rite is to provide an estimate for this auto-fill valve..

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Landscape –

Shades of Green Estimate #1089 - 1609 grind schefflera roots, plant 5 Areca palms and 5 Clusia (\$1250) – ***Motion to approve by Dennis to accept Shades of Green's estimate and bring this matter to a close, second by Sherill, all in favor, motion carried.***

Gary commented that Rockledge Gardens has Areca palms purchased and delivered for about \$550. The clusia's at Rockledge Gardens are about \$25 each. Option of doing this for about \$800 versus \$1250. Sherill commented that the root grinding is the expensive part of this project.

Shades of Green Estimate #1088 - 703 remove schefflera stump and roots (\$450) – ***Motion to approve Jamie, by second by Bill, all in favor, motion carried.***

New sod was installed at 208/210, 2309 at the end of the wall. Owners need to water this sod. Advise Schurlknight to increase watering overall.

Jim – Proposed a community planting day around the pool, particularly at the west end where the dotter vine killed the plants. Plant purchase would be limited at \$500. The dead oleanders would be removed and replaced with podocarpus. Jim will compose eBlast, asking for 8-10 volunteers. Proposed date - Saturday, May 14, 2022 beginning 8:00 am. ***Motion by Jamie, second by Dennis, all in favor, motion carried.***

Jim requested Shades of Green to quote on the following:

1. Overhanging Carrotwood (?) behind 1908; trim overhang
2. Remove butt rot queen palm at 2208
3. Remove butt rot queen palm at 2404
4. Remove butt rot queen palm at 1705
5. Overhanging oak branch at Oleander Hill (walled area east of South Patrick entrance)
6. Remove low hanging oak branch (mostly dead or dying) at 502, near end of street
7. Trim back overhanging oak at 1201
8. Oak at 1705-1707
9. Overhanging oak at 608

Road Paving – Cross Crete to verify price – Jim left a message.

Vice President

Pavers - Common Areas – Dennis stated that these areas are done. In Phase 2 the walkway and parking area by tennis courts to be done.

Pavers - Walkways and Driveways – Larry Hall said work should begin Monday, 5/2/2022. (3-4 driveways a day). Many unit owners are getting new gutters as well.

Tennis Court – Dennis reported that work has begun on the tennis court. The shuffleboard and bocce ball court has been removed to give more room in that area.

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Treasurer

Monthly Financial Report – Jamie reported the following:

Operating Account Balance: \$86,315.24

Reserves: \$231,196.90

Past Due Balance on Special Assessment – \$1,792.50

Past Due Balance on HOA and Late Fees – \$2,225.72

Under budget for the Month – \$9,592.46

\$74,900 spent out of reserves

Motion to approve by Jim, second by Bill, all in favor, motion carried.

Termite Bond Inspections – Jamie reported that one unit had issues from old damage, we are waiting on final reports from Stark and the bait stations are being installed.

Secretary

Clubhouse – Sherill reported that there are no rentals in April, one in May, one in June.

Storage area – lamp posts and mailboxes. Lamp tops arrived, coordinate with FPL to install new lamp posts. There will be room for storing other items.

Clubhouse chimney is cracked. Should this be addressed? Jim – yes. Dan Palencar engaged someone to get a quote for the clubhouse chimney.

Social Committee – Dolores – the committee is thinking about having open pot-luck dinners without a theme and possibly a barbeque in October.

Director

Compliance Committee Focus Items – Bill reported that a list sent out to the board.

Sherill – We want to understand what the purpose of this list is. Why is Covenant Enforcement Policy on there? Bill said it's so residents know what we are following.

Pool Deck Resurface – Bill recommended obtaining a bid from Alliance Pavers.

He said it would take a week and a half to complete the project. Jamie suggests waiting until fall since people are also using the pool and use the pool deck. This item was tabled.

Unit 2111 – summer kitchen – ask unit owner if they have a permit. Dennis and Jim McKillop will speak to owners.

RV at 1906 – A request for approval to keep vehicle in driveway when they are not travelling was sent to the board. Jamie feels an exception to the rule needs to be made. Gary stated that in his opinion, an exception to the rule should be made for Mrs. White. The vehicle is the same size as a standard full-size passenger van. ***Bill motioned approval for six months, with a return request after that time frame. Dennis second, all in favor, motion carried.***

A unit owner in the audience spoke up stating that there was an owner who requested permission for a generator because they were on oxygen 24/7. Why doesn't the board consider allowing the van to remain as long as the owner resides in the unit and the unit

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is in her name. *Jamie motioned to withdraw the previous motion and motioned to allow this vehicle to remain in the unit for as long as the current owner lives in the unit and the unit is in her name, second by Sherill, all in favor, Dennis opposed, motion carried.*

7. Old Business

- Update Painting Project; Buildings 600, 800, 1000 and Clubhouse – Gary reported that work will begin as of May 2nd. Gary will walk the property with Justin Schurlknight. Painting will start on May 9th. Gary will walk the property on May 4 and 5 with painters. Eau Gallie exit and breezeway area will be painted.

8. New Business

- Ratification of the Approval of Towing Policy - **Motion by Sherill, second by Dennis, all in favor, motion carried.**
- Kendall Towing Contract – Appoint association reps to call Kendall Towing. Reps will be Jim Lawson, Bill Burleigh, and Dennis Desiata.
- Speed Bumps at 3-way stop (1201, 1102, 911) – Bill obtained a quote for speed bumps. Permission to spend up to \$200 to purchase speed bumps for a trial basis. *Motion to approve by Dennis second by Sherill, all in favor motion carried.* Miscellaneous funds.
- Website Management Policy – Bill presented a draft policy to the board. Jamie questioned why the board president would control the website and not some other board member? Sherill asked why we even need a website policy? Bill stated that currently, he's the only one who owns it and controls. Jamie stated that there should be one administrator and possibly additional editors. Ownership of the website needs to be changed to Parkside Place Homeowners Association.
- Approval/Acceptance of Auditor's 2021 Financial Report and Tax Return – Jim stated that he believes there is an error – shows monthly assessment revenue instead of annual assessment revenue. eBlast the audited report to the community once it is corrected.
- Approval for two dogs:
- 1410 PSP- Motion to approve by Dennis, second by Bill, all in favor, motion carried.
- 2001 PSP – *Motion to approve by Jamie, second by Bill, all in favor, motion carried.*

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9. ARB Approvals:

101	Pasek	Driveway Pavers
109	Middleton	Driveway/Walkway Pavers
404	Carvin	Replace side door to garage
510	Nathan	Driveway/Walkway Pavers
703	Boklan	Gutters/ Downspouts
1402	Snell	Gutter splash guards
1410	Cameron	Driveway/ Walkway Pavers
1703	DeSiata	Replace rear sliding door
2202	Gragg	Gutters/Downspouts
2202	Gragg	Driveway/Walkway
301	Corey	Gutters/Downspouts

Motion to approve all listed ARB applications made by Dennis second by Sherill, all in favor, motion carried.

10. Adjournment: *Motion to adjourn made by Bill, second by Jamie, meeting was adjourned at 7:40 pm.*

11. Open Forum: None

Meeting minutes respectfully submitted by
Brenda Clark, LCAM

APPROVED: May 24, 2022