

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: May 24, 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. Approval of Prior Meeting Minutes: Approval of board meeting minutes of April 26, 2022.
Motion to approve by Jamie, second by Bill, all in favor, motion carried.

5. Officers/Committee/Special Project Reports

President – Jim reported that the drainage project is done. The project came in at \$3,297 over the Special Assessment amount.

Paving – The next phase is \$9.25 per square foot - \$12K additional from what was originally anticipated. Recommend not doing any further paving this year.

Landscape – The only open issue is the various tree trimming. Jim stated he has not been able to connect with the vendor to go over the list onsite.

Irrigation – The system comes on and off randomly at the clubhouse. There is a sprinkler head at the 700 building that runs constantly. Water continues to accumulate by the driveway at 602. Jim indicated that we need to have Justin and Tim come out to check the valve near that pump.

Pool – Received an email from Price-Rite regarding the auto-refill valve for the spa. They recommend a pool builder do the work as it is a very complicated repair. Jim stated he feels we should not pursue this at this time. Jamie commented on the condition of the spa, stating that it is very “green”. Jim suggested that perhaps we should be McRoberts Pool come out regarding the auto-fill valve work.

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Vice President – Dennis reported that 32 driveways have been approved year to date. Alliance is advising unit owners a day in advance when pavers will be delivered and when their job will be done.

Nick of Coastal Courts hopes to be back within a week to continue the project.

Jamie raised a question about the additional expense of \$3125 for the removal of the bocce ball court as when the board agreed to this, the board was told there would be no additional expense to do so.

Dennis stated that Coastal Courts was in the midst of the work when it was decided to take bocce ball court out, an email was sent to the board for approval. After that took place, Jim spoke to the contractor and he said he would take care of it, assuming there was no additional expense, until the invoice came in for the \$3,125.00. Jamie requested that in the future, the entire board be made aware of situations such as this.

Treasurer – Monthly Financial Report

Jamie reported the following:

Operating Account Balance: \$62,340.46

Reserves: \$192,678.87

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

Past Due Balance on HOA and Late Fees – \$2,577.93

Under budget for the Month – \$8,164.51; YTD - \$32,850

\$43,633.40 spent out of reserves in April 2022; YTD - \$114,583.19

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

Secretary – Sherill reported:

Clubhouse – One rental in May, two scheduled in June and two are scheduled in July.

There is a group of unit owners who would like to reserve the clubhouse for a community party on July 3rd. Do they need to pay the rental fee? Jim responded, “No, not for a community event”.

Chimney – Sherill sent photos of the damage to all board members. There are 3 holes in the chimney. She obtained 3 quotes for repairs and 3 quotes for replacement.

Dennis suggested capping off the top, fill the holes, paint the sides of the building.

Jim suggested that Sherill contact Kirk at Seal Tight about the chimney and roof situation.

Director – Bill – Nothing to report.

Compliance – Jamie stated that she would like to bring forth an issue that was brought to her attention by several unit owners. There is an ARB violation at 1709 PSP. The walkway and fence that was installed in not compliant and was not approved by the ARB. This application was reviewed at the 1/25/22 board meeting. Part two was withdrawn by the owner and the board motioned to approve the re-installation of the originally installed stepping-stones (approximately 5-7) as was originally in place, nothing further. A letter dated 1/26/22 was also sent to Bill Burleigh advising same.

Jamie sent an email to the board and management dated 5/17/22 requesting that a violation letter be sent to Bill Burleigh. A response was received from Bill stating that he had approval, etc.

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Jamie referenced Jim Lawson's email of 3/9/22 wherein it states the only person who can direct Leland to send violation letters is Bill Burleigh. Jamie also stated that she felt Bill should not have sole discretion regarding violation letters as he has been non-compliant with this walkway issue more than once, and stated that anyone who is or has been non-compliant should not serve on the committee.

Jamie made a motion to send Bill a violation letter, advising him that he has 14 days to cure this violation, and if compliance is not met, he be removed from the committee. The motion was second by Sherill, all in favor, motion carried. Dennis then asked Bill if he was going to finally put an end to this and Bill stated that he will remove the items and restore that common area back to its original state.

Social Committee – No Report

6. Old Business

- Painting Project Update: Buildings 600, 800, 1000 and Clubhouse – Gary reported that the project is moving along. The 600 building is done, they are working on the 1000 building this week, the 800 building will be next, and the Eau Gallie entrance will finish the project.
Jim mentioned that there is an issue along the wall at S. Patrick. Check with Vice to see what they would charge to repaint that wall. Schurknight will need to do some trimming away from the wall prior to painting. They will also have either adjust the sprinkler heads to not hit that wall or install guards on the heads.
- Speed Bumps – Bill reported that the Compliance Committee recommended speed bumps at the 3-way intersection. It was suggested that two 4' speed bumps be placed across the road (to create an 8' speed bump) from the S. Patrick entrance into the community at the stop sign and see how it works out. If it works to prevent people from speeding and not stopping at the intersection, then additional speed bumps could be purchased.
- Website Update – Sherill, Jamie and Bill met with Black Fin. The bill for the website will be going to Leland as of July 1st. Administrator – Jamie, Editor – Sherill. Inform unit owners of the function of each of these positions.
Jamie and Sherill have been working on getting everything into the website and will have Black Fin review it before it goes live. Resident only section will be password protected.

7. New Business

- Terracast Sales Order 7206-Lamp Posts, etc.-\$10,178.50 – Bill reported that there has been a price increase. This the remainder of the lamp posts that need to be done. This will be paid out of reserves
Motion to table and include in 2023 budget by Jim, second by Dennis, all in favor, motion carried.
- Proposed Board Policy – Guidance for PSP Owners – Bill stated that the governing documents use the term “first class condition”. This will provide guidance to the owners and compliance committee as to what first class condition is. Bill will send Word version to board, return by next workshop.

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8. ARB Approvals:

- 502 Landscaping
- 510 Window Replacement
- 602 Pavers
- 709 AC Unit Replacement
- 907 Pavers
- 1010 Walkway
- 1408 Pavers
- 1904 Pavers
- 2103 Pavers
- 2103 AC Unit (Split Mini System)

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

9. Adjournment: ***Motion to adjourn made by Dennis, second by Sherill.*** The meeting was adjourned at 7:20 pm.

10. Open Forum:

1808 – Issue with Late Fees – Per revised collection policy of 3/29/22 resident can request waiver of fees. BOD - CAM will advise AM to remove all fees

1908 – Tree trimming this summer? Jim – possibly

1307 – Irrigation – Uncap sprinklers

602 – Spectrum Contract – 2 more years

Meeting minutes respectfully submitted by
Brenda Clark, LCAM

APPROVED: June 14, 2022