

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: January 25, 2023
Meeting Time: 6:00 PM
Location: Parkside Place Clubhouse
1309 Parkside Place
Indian Harbour Beach FL 32937

Join Zoom Meeting

<https://zoom.us/j/94504771813?pwd=RmFNU2xObVhVMEJtUU9oOW1CT3Axdz09>

Meeting ID: 945 0477 1813 Passcode: 014810

1. **Call to Order & Establish Quorum** – Wil Miller called the meeting to order at 6:05 pm.
2. **Roll Call (In Attendance)**
Wil Miller-President (2024)-Present
Gary Gaskill-Vice President (2024)-Present
Jamie Smith-Treasurer (2023)-Present
Sherill Miley-Secretary (2024)-Present
Brenda Clark, LCAM-Leland Management-Present
Homeowners in attendance in person and via Zoom
3. **Proof of Notice** – Notice is confirmed as being posted 48 hours in advance per Florida Statute 720 requirements.
4. **Open Forum**
1305 – Pavers
1307 – ARB approval
5. **Approval of Prior Meeting Minutes:** Approval of board meeting minutes of December 14, 2022 – *Motion by Sherill to approve, second by Jamie, all in favor, motion carried.*
6. **Officer's Reports**
Secretary - Sherill reported that the pavers were cleaned and sealed. The total cost of this project is \$7,225.00.
Paver Height Concern – Researching and discussing solutions to this issue.
Update on Pool Gate Installation – Scheduled for 2/4/2023 by Natural Harmony. Will meet with IHB Fire Marshall the second week in February for inspection.
Roof Cleaning – Met with an insurance agent regarding what the association can do to help keep the premium increase down. One major component is the roofs. All roofs in the community were inspected and unit owners will be receiving notification if their roof needs to be cleaned.

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Update from Natural Harmony – they are cleaning the lights along the walkways and painting them. The remaining pavers will be used to replace old ones surrounding the lights. There are two lamp posts that remain to be installed.

Piano will be donated – trying to find a facility that may want it.

Treasurer – Jamie provided the following report:

November:

Operating Account Balance-\$42,137.55

Reserve Account Balance: \$143,356.10

Delinquencies: \$2,629.87

Spent from Reserves thru 11/2022: \$143,808.88*

*The difference of \$11,724.73 is from Alliance Pavers in 2021. This was allocated to the proper account in April 2022 but showed on the 2021 Treasurer's report.

Motion to approve was made by Wil, second by Sherill, all in favor, motion carried.

December:

Operating Account Balance: \$55,826.81

Reserve Account Balance: \$127,710.11

Delinquencies: \$3,456.19

Spent from Reserves thru 12/2022: \$155,533.61

Motion to approve was made by Sherill, second by Gary, all in favor, motion carried.

President – Wil stated that a question he gets asked numerous times is “Where do the reserves stand?” There is a sheet on the tables illustrating this information.

Paver walkway height issue - Per the contracts for the paver projects, Alliance was to remove all the concrete including walkways and this was not done. The board will meet with Alliance regarding this issue.

Committee Reports

Dolores Gailey stated that the Social Committee would like February 26th for Italian night and and May 7th for Cinco de Mayo.

7. Old Business

- Update on Hurricane Nicole Insurance Claim – Jamie reported that we filed two separate insurance claims. One for hurricane Ian and one for hurricane Nicole. The association received a \$7,905.41 (after deductible) on the Ian claim and \$6,133.03 (after deductible) on the Nicole claim for a total of \$14,038.44. Two estimates have been received thus far, and a third estimate is forthcoming.
- Update on Spa Repair – Gary reported that Leak Locators is going to do an examination of the spa on 1/27/2023. The heater will need to be replaced and hopefully there are no leaks.
- Recommendation for Paver Walkway Height Remedy – Discussed in Officer reports.

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8. New Business

- Ratify Clean Outlook Paver Cleaning/Sealing Proposal
 - Pool Area in the amount of \$5,625.00 - *Motion made Jamie, second by Sherill, all in favor, motion carried.*
 - Clubhouse Parking Pads in the amount of \$2,375.00 – *Motion made by second by all in favor, motion carried.*
- Ratify Natural Harmony Gate Installation Proposal – *Motion to ratify this expense in the amount of \$400.00 made by Sherill second by Gary, all in favor, motion carried.*

- Appointment of Pool/Spa Committee and Landscape Committee Member(s)
 - *Motion to appoint Jim Parker to the Pool/Spa Committee made by Gary, second by Wil, all in favor, motion carried.*
 - *Motion to appoint Ron Schmidt to the Landscape Committee made by Wil, second by Jamie, all in favor, motion carried.*

- Review estimates received for fence replacement
 - East Coast Fence – 1300 feet of fence - \$40,056
 - Replace ten wood posts 1995.00
 - Secure Fence – Stainless steel barbed nails is \$6400 extra - total \$47,908.00
 - Superior Fence – meet with them on Tuesday 1/31/2023

- ARB Applications:
 - 1307 – Emergency AC Replacement
 - 1010 – Landscape Enhancement – Palmetto trimming won't be done*Motion to ratify 1307 and approve 1010 was made by Gary, second by Jamie, all in favor, motion carried.*

9. Adjournment - *Motion to adjourn was made by Wil, made by second by Jamie, all in favor, motion carried.* The meeting was adjourned at 6:45 pm.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: February 22, 2023