

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: February 22, 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/94306858694?pwd=R2xTUIZYeWdmOGVNNEpKRGRzTzJ3UT09>

Meeting ID: 943 0685 8694

Passcode: 246235

1. **Call to Order & Establish Quorum** – Wil Miller called the meeting to order at 6:02 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:** A unit owner may comment or pose a question on a listed agenda item by indicating so on the sign-in sheet, for the three-minute time limit per FL Statute 720.303(2)(a).
1408 – Alliance Pavers – Remedy the height of the sidewalk issue – feels the fill they used is just sand and will wash out and that the work they did is unacceptable.
1307 – Contractors onsite – they don't have a key to get into the restrooms. Suggests a key be placed in a location where they can find it.
When spa is repaired suggest the hose should be removed so children can't use it to play with.
1900 – Are we allowed to put things on the outside of the buildings?
5. **Approval of Prior Meeting Minutes:** January 25, 2023 – *Motion to approve the January 25, 2023 board meeting minutes made by Jamie, second by Sherill, all in favor, motion carried.*

Board Meeting Minutes

February 22, 2023

Page 2

6. Officer's and Committee Reports

VP – No report.

Secretary – Sherill reported that Alliance Pavers completed the walkway height issue. Board inspected this and concrete was not removed – they will remove the excess concrete. Lights along the Publix walkway were damaged by Alliance and Natural Harmony will repair these. Sod that was replaced – Wil meet with Schurlknight - irrigation will run for 10 days and Natural Harmony will purchase 2 sprinklers to water this area. SL will bring in extra sod to build up some of the areas that never had sod. Ron Schmidt offered to lend his sprinklers for this project.

Pool Gates/Fire Marshall's Report – Sherill indicated that all items are completed except for the pool gates. There is extra expanded metal in the maintenance shed and that will be used to remedy the non-compliant issue with the gates wherein someone can reach in and open the latch. The signs that were initially attached to the gates will not be placed back on the gates as they are not required by the Brevard County Health Department.

The Italian Festival is scheduled for 2/26/2023.

The Clubhouse roof has been scheduled to be cleaned.

Treasurer – Jamie provided the following report as of January 31,2023:

Operating Account Balance - \$62,602.89

Reserve Account Balance - \$134,592.06

Delinquencies -\$4,607.85

Budget to date is \$5,104.01 over budget

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

Wil reported that beginning March 1st we will provide SL a list of projects that needs to be taken care. The hammocks will be cleaned by doing one or two a month versus doing a clean-up once a year.

We are still waiting on the insurance renewal.

7. Old Business

- Ratification of purchase of Rheem Spa Heater in the amount of \$6895.00-***Motion made by Wil, second by Gary, all in favor, motion carried.***
- Ratification of Alliance Pavers Estimate to remedy walkway height issue in the amount of \$2,000.00-***Motion made by Jamie, second by Sherill, all in favor, motion carried.***
- Ratification of change in counsel to The Ruggieri Law Firm-***Motion made by Sherill, second by Gary, all in favor, motion carried.***
- Ratification of change in insurance agent to Assured Partners-***Motion made by Gary, second by Jamie, all in favor, motion carried.***
- Clubhouse – Fire Inspector Update and Conversation with Health Department- Discussed under the Secretary's report.

8. New Business

- Decision regarding vacating the 2006 Easement Agreement with the City of Indian Harbour Beach – Three board members met with John Coffey, IHB City Manager. The goal is to get Publix to cover some of the costs of our drainage system that covers 62% of the water coming from the shopping center. The purpose of vacating the 2006 easement is so the matter will be between Publix and the association. A letter will be presented asking that PSP be placed on the agenda in March. Frank Ruggieri contacted the attorney for Publix to re-establish the relationship to open discussion of Publix assisting in this drainage project.
- Fence Replacement and Cleanup – Jamie report that funds were received from the insurance company. Five estimates were received from fence vendors. The expense ranges from 42K to 52K. Recommend All Pro Home Solutions in the amount of \$48,000. *Motion to approve made by Jamie, second by Sherill, all in favor, motion carried.*
- Schurlknight Contract Renewal for 2023 – *Motion to approve made by Gary, second by Wil, all in favor, motion carried.*
- Schurlknight Estimate for Clean-Up at East Fence Area \$6,700.00. *Motion was made by Jamie, second by Wil, all in favor, motion carried.*
- Beacon Cleaning Estimate for Clubhouse Roof Cleaning in the amount of \$450.00 *Motion made by Wil, second by Gary, all in favor, motion carried.*
- Ratification of Cornelius Electric estimate in the amount of \$1,159.85-*Motion made by Wil, second by Gary, all in favor, motion carried.*

- 9. Adjournment – *Motion to adjourn was made by Wil, second by Jamie, all in favor, motion carried.*** The meeting was adjourned at 6:58 pm.

APPROVED: March 22, 2023