

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 22, 2023
Meeting Time: 6:00 PM
Location: Parkside Place Clubhouse
1309 Parkside Place
Indian Harbour Beach FL 32937

Join Zoom Meeting – www.zoom.com

Meeting ID: 991 8902 4275 - Passcode: 757280

1. Call to Order & Establish Quorum – Wil Miller called the meeting to order at 6:03 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 via Zoom
Victor Dalrymple – Agency President, Assured Partners
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.

Guest Speaker Presentation: Vic Dalrymple of Assured Partners, explained the current insurance market in the State of Florida. It is a situation of supply and demand, with demand being stronger than the supply that is available. Carriers are looking for reinsurance. A typical premium increase was about 20-25% increase in the September 2022 timeframe. The recent hurricanes put the market in a tailspin, causing increases up to 60%. There are many reinsurance carriers leaving Florida, driving rates up. The Legislation did away with one-way attorney fees and assignment of benefits. Inflated claims put pressure on the carriers. UPC, one of the largest carriers in the State of Florida, has become insolvent.

Parkside Place's total insurable value in 2022 was \$22,290,287.00 and the premium was \$139,575.00. Frontline Insurance has capacity limits – they will not write a policy if you exceed \$30 million dollars in insurable value. The appraisal that was done in August of 2022 was submitted to Frontline by the previous agent. Frontline issued a cancellation notice to PSP in February 2023 but Assured Partners, based on the relationship they have with Frontline, requested an exception and worked toward a renewal.

Two factors hurting Parkside Place is the location and roofs being more than 15 years old.

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The replacement cost coverage for Parkside Place is \$112/sq foot. If the building is wiped out the insurance company will pay up to that amount. Since the valuation went up 40%, it caused the premium to go up. The rate increase that Frontline imposed is about 49%. The minimum increase right now is 60%.

Citizens Insurance has changed. They are one of the toughest underwriting carriers out there right now. If we have a significant storm this year the association will more than likely have to go to Citizens.

Unit owners should carry an HO6 policy that covers the interior portion of the unit. The master policy will cover from the shell of the building out.

One critical piece unit owners need to check on is the loss assessment coverage which is typically \$2,000. If PSP gets completely leveled, the insurance company will pay up to the \$30 million insurable value. The hurricane deductible of 5% is applied to the value of the building. Unit owners with an HO6 policy should ask for higher loss assessment limits, example: \$10-15K, because it will be less money out of your pocket.

4. **Open Forum:** A unit owner may comment or pose a question on a listed agenda item-three-minute time limit per FL Statute 720.303(2)(a) by indicating so on the sign-in sheet.
1307 – Front entrance planters – instead of spending \$1400 on planters and labor why don't we get together and do this as a community project.
2109 – Front entrance planters – will there be a guarantee on the plants
5. **Approval of Prior Board Meeting Minutes:** February 22, 2023 – *Motion by Wil to approve the board meeting minutes of 2/22/2023, second by Sherill, all in favor, motion carried.*

6. Officer's and Committee Reports

President – Wil commented on the pavers in your driveway and walkways. On the ARB application it states: "I assume all liability and will be responsible for any and all damages to other lots and/or common areas that may result from the performance of this work." In the past year and a half there has been damage done on every single project where driveway/sidewalk pavers were installed. Schurlknight had to replace piping, wiring, etc. The estimated expenditures are at least \$3-4K that the HOA paid for. Unit owners are responsible for damage caused by their vendor. We will be researching all invoices from Schurlknight to determine the funds that were spent by the association for these repairs.

Vice President – Gary reported that the spa has been reopened. We need volunteers to oversee the water level on the weekends. If the water gets too low the pH balance diminishes. Price Rite checks it on Monday, Wednesday and Friday and Natural Harmony will check it on Tuesday and Thursday. Ray Wahl and Kim Nathan offered to help.

Gary also mentioned that he would like volunteers to assist with evaluating the hammocks as to what truly needs to be trimmed, etc. prior to having them cleaned and trimmed.

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Secretary – Sherill reported that the association had a new electrician, Cornelius Electric, begin the prep work for the new fence. In regard to the work at the 200 building, FPL will need to untap and tap that area so the new concrete post work can be done.

Publix bridge – should we hire Gault Electric to repair the wiring for the lights or should we go solar. Jamie suggested looking into the cost of solar lighting.

The mesh installation for the pool gates should be completed by Natural Harmony on Thursday, March 23, 2023. Once this is complete, we will schedule the inspection with the Fire Marshall from the City of Indian Harbour Beach. Work was also done by Cliff Roberts of Natural harmony in increasing the height of the screen about the spa heater.

Treasurer – Jamie provided the following information for the month of February:

Operating Account Balance: \$81,622.11

Reserve Account Balance: \$140,482.60

Expense Statement: \$12,413.78 under budget

Owner Balances: \$5,179.39 (HOA payments, late fees and lien fees)

Jamie also stated that she spoke to the fence company. They received our deposit check. Their bank will release the funds on Friday, March 24, 2023. The fence company will begin pulling permits next week. Please remove all items, etc. from the fence area as the preparation will begin.

7. Old Business

- Electrical Repairs – Damage from paver installation at Clubhouse parking area- Discussed under President report.
- City of Indian Harbour Beach – Vacating of 2006 Easement – Update
Wil stated that PSP was on the City council’s meeting agenda on March 14, 2023. In 2006 the board of PSP turned the responsibility of maintaining the easement over to the City. We felt it was in the best interest of PSP to get that easement vacated. This will allow us to move forward with Publix.

8. New Business

- Insurance Renewal for 2023-2024 – ***Motion to approve the insurance renewal for the policy year 3/31/2023 to 3/31/2024 in the amount of \$303,908.45 made by Wil, second by Jamie, all in favor, motion carried.***
- Approval of Special Assessment due to shortfall of budgeted funds for insurance renewal of the 2023-2024 policy. The Special Assessment will be \$710.19 per unit, payable in two equal payments of \$355.10 each, due and payable no later than June 30, 2023. ***Motion was made by Wil, second by Sherill, all in favor, motion carried.***
- Price Rite Estimate in the amount of \$928.00 for replacement of the ORP probes. ***Motion to ratify this expense was made by Jamie, second by Sherill, all in favor, motion carried.***

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- Stool/Mailbox Project – Sherill stated that there is a stool out there that people are using to reach their mailboxes. If someone falls off that stool the HOA is responsible. We will send out an eBlast basically stating that if you can't reach your mailbox please email Sherill. Once we have an idea of how many owners can't reach their box, we will reach out to other unit owners who would be able to reach these boxes to determine if they would be willing to trade mailboxes with those who can't reach the taller boxes.
- Front Entrance Planters – Estimate from Sun Harbor Nursery in the amount of \$700 for plants and \$700 for labor. This was an initial plan for the front entrance. The board is open to suggestions. ***Motion to approve a not to exceed amount of \$2,000 for plants, labor, dirt, rock for beautifying the front entrance made by Wil, second by Jamie, all in favor, motion carried.***
- Spectrum Contract – Consideration of options regarding renewal – Tabled to a future meeting.
- ARB Applications:
 - 1506 – Paver driveway/walkway-Approved
 - 1510 – Hurricane impact windows and sliders-Approved
 - 2009 – Screen porch repair-Approved
 - 2202 – Emergency AC replacement - Approved***Motion to approve the above referenced ARB applications was made by Gary, second by Jamie, all in favor, motion carried.***

9. Adjournment – *Motion to adjourn the meeting was made by Gary, second by Sherill, all in favor, motion carried.* The meeting was adjourned at 7:30 pm.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: April 26, 2023