

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: April 26, 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/91287320699?pwd=UU13aXVWcUdmUzVyYnRGbHY5SDNyZz09>

Meeting ID: 912 8732 0699

Passcode: 199563

1. Call to Order & Establish Quorum – Wil Miller called the meeting to order at 6:00 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

Ronna Ellerbeck – Painting Policy
Blanche Sheinkopf – Sod Replacement
Lisa Ryan – Unsupervised children at pool

5. Approval of Prior Board Meeting Minutes: Board Meeting Minutes of March 22, 2023 and March 29, 2023 – *Motion by Wil to approve the board meeting minutes of 3/22/2023 and 3/29/2023, second by Sherill, all in favor, motion carried.*

6. Officer's and Committee Reports

President – Wil stated that there is a virus that is affecting all St. Augustine floratam grass, eventually causing it to die. Schurknight spoke with rep at UF about this matter and Citra Blue is now being recommended as it is a type of grass that does better than St. Augustine. It comes in the form of plugs and seed. The board is considering this type of grass for sod replacement in the community. Wil also stated that various types of ground covered are being considered for the heavily shaded areas of the community where sod will not grow.

Vice President – Gary reported that VICE Painting will begin this year's project on May 15, 2023. The buildings will be cleared prior to the start of painting. The 2023 budget allocated \$34,000 for paint this year and the contract price came in at \$34,020. Letters will be sent to unit owners affected.

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Secretary – Sherill reported on the progress of Mailbox Project 2. There are boxes that are too high for some residents and some that are too low. The unit owners who volunteered to swap their mailbox will be notified when this will take place.

Solar Lights – Sherill reported that the clubhouse area, Publix walkway, pole light and bridge are now solar. The total cost to convert to solar lighting versus having electrical repairs done was \$170.00. The east walkway needs to remain hardwired as there is no sunlight in the area. The remainder of the project will cost \$126.00. This should save a few thousand dollars in electrician fees.

Sherill also indicated that the association passed the 2022 and 2023 fire inspections done by the City of Indian Harbour Beach Fire Marshall.

There were no clubhouse rentals during the month of April. There is an event on May 7th.

Treasurer – Jamie provided the following information for the month of March 2023:

Operating Account Balance: \$76,999.13

Reserve Account Balance: \$40,687.18

Expense Statement: \$12,413.78 under budget

Owner Balances: \$5,855.68 (HOA payments, late fees and lien fees)

Spent from Reserves: \$24,000 – Deposit for Fence

Borrowed from Reserves: Insurance Down Payment - \$81,687.10

Will be replaced with Special Assessment funds as they are paid.

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

7. Old Business

- Update on Fence Replacement
Jamie reported that we contracted with All Pro Home Solutions, a local company. One of the owners has developed cancer and is undergoing surgery. We had the option of cancelling and going with another vendor. The second choice never responded back. We are going to remain with All Pro Home Solutions. The fence project should start the beginning of June.
- Ratification of Schurlknight Estimate 3884 – Leaf Cleanup at \$55/hour during leaf dropping season – ***Motion to ratify made by Wil second by Sherill, all in favor, motion carried.***

8. New Business

- Appointment of Volunteer to the Board of Directors - ***Motion to approve the Donna Gensler to the vacant seat on the Board of Directors, with term ending 2023, was made by Wil, second by Jamie, all in favor, motion carried.***

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- Approval to Schedule Annual Membership Meeting to January of each Year
Motion was made by Jamie, second by Donna, all in favor, motion carried.
- Approval of VICE Painting Contract for 2023 in the amount of \$34,020.00
Motion was to approve the contract in the amount of \$34,020.00 was made by Gary, second by Sherill, all in favor, motion carried.
- Approval of Revised Painting Policy – *Motion to approve the revised paint policy was made by Wil, second by Sherill, all in favor, motion carried.*
- Approval of Schurlknight Est. 3385-Palm Tree Trimming-\$11,910.00 – *Motion to approve this estimate in the amount of no to exceed \$11,910.00 was made by Wil, second by Jamie, all in favor, motion carried.*
- Approval of Estimate for South Patrick Entrance - Two quotes were received to remove everything from the median, take the dirt down 2-3 inches, and fill it with bark. Install seasonal plants in the half-circular area. Install pompass grass down the middle of the median. *Motion to approve the Natural Harmony quote in the amount of \$2,000 vs. Schurlknight quote in the amount of \$2,425.00 was made by Wil, second by Sherill, all in favor, motion carried.*
- Approval of Citra Blue Sod – Schurlknight Estimate 3421 - \$5,940.00 - Twenty-five properties that were on the sod list approved by the previous board in October 2022 will receive the Citra Blue sod. *Motion to approve the Schurlknight estimate of \$5,940.00 for sod was made by Wil, second by Jamie, all in favor, motion carried.*
- Approval of Replacing Walkway Lighting with Solar Lights – Complete the area around the clubhouse at an expense of \$126.00. *Motion to approve was made by Sherill, second by Gary, all in favor, motion carried.*
- Schurlknight estimate 3419 for various hammock clean-up \$9,530.00
Motion to approve was made by Gary, second by Wil, all in favor, motion carried.
- Appointment of Pool/Spa Committee – *Motion to appoint Ray Wahl, Kim Nathan and Jim Parker to the committee was made by Gary, second by Jamie, all in favor, motion carried.*
- Approval of Cornelius Electric Estimate in the amount of \$125.00 for breaker at 202 Pole - *Motion to approve made by Sherill, second by Donna, all in favor, motion carried.*
- ARB Applications:
 - 111 – Patio Fence – One Section only - Approved
 - 802 – Roof Replacement - Approved
 - 1808 – Screen Porch - Approved*Motion to approve the above referenced ARB applications was made by Gary, second by Jamie, all in favor, motion carried.*

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- 9. Adjournment – *Motion to adjourn the meeting was made by Wil, second by Gary, all in favor, motion carried.*** The meeting was adjourned at 7:20 pm.

Meeting minutes respectfully submitted by:

Brenda Clark, LCAM

APPROVED: May 24, 2023