

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: May 24, 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/98481653280?pwd=ZkZ3RGI2MFdTb211cDJZaWZkL1NGZz09>

Meeting ID: 984 8165 3280

Passcode: 006831

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
 - Donna Gensler-Directors (2023)-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** – No requests to speak
5. **Approval of Prior Board Meeting Minutes:** Board Meeting Minutes of April 26, 2023
Motion by Wil to approve the board meeting minutes of 4/26/2023, second by Sherill, all in favor, motion carried.
6. **Officer's and Committee Reports**

President – Wil reported that the board will follow the Board Meeting Speakers Policy moving forward. If you sign up to speak on a listed agenda item you will be called upon for your comment or question when the board addresses that item. Any other topic can be presented during the open forum segment once the meeting is adjourned. These comments will not be recorded in the meeting minutes.

Groundskeeper – Wil provided an explanation of this position and the purpose behind it. This would assist with cleaning out the hammocks (the lower portions) debris cleanup, leaf cleanup, and any other items that need to be addressed that are currently not covered under contracted work.

Board Meeting Minutes

May 24, 2023

Page 2

Vice President – Gary reported that the painting project is proceeding. The entire project should be done by the first week of June. Thank you to Andy Weeks for providing updates on the 300 building.

Gary also mentioned that Druse Landscaping came onsite to view various locations of trees that need to be trimmed/removed. This work will commence the first or second week of June.

Secretary – Sherill reported that there were no clubhouse rentals during the month of May. There is one reservation for June. The hot water heater pilot light was relit so now there is hot water in the kitchen.

Natural Harmony will be working on painting the tennis court area, they will install the remainder of the solar lights, and seal the Publix fence.

The Mailbox Project is still pending.

Cornelius Electric will be a second source in addition to Gault Electric.

Treasurer – Jamie provided the following information for the month of April 30, 2023:

Operating Account Balance: \$112,665.33

Reserve Account Balance: \$60,598.39

Expense Statement: \$5,130.80 Over 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*

\$37,900.00 owed in Special Assessment funds due by June 30, 2023

*This amount is for the down payment of the 2023-2024 insurance and will be replaced to pooled reserves as the Special Assessment funds are paid.

Motion to approve the Treasurer's Report was made by Wil, second by Jamie, all in favor, motion carried.

7. Old Business

- Review Board Meeting Speakers Policy – Reviewed under the President's report.

8. New Business

- Approval of Druse Estimate 3062 – Tree Removal/Trimming, 16 Various Locations- \$3,275.00 ***Motion to approve this estimate was made by Wil, second by Gary, all in favor, motion carried.***
- Review/Approve Groundskeeper Proposal - Tabled
- Review/Approval of Natural Harmony Proposal for Ground Cover - Tabled
- ARB Applications:
 - 2101 – Florida Room-Screen Enclosure

Motion to approve the above referenced ARB application was made by Gary, second by Sherill, all in favor, motion carried.

Board Meeting Minutes

May 24, 2023

Page 3

- 9. Adjournment – *Motion to adjourn the meeting was made by Wil, second by Donna, all in favor, motion carried.*** The meeting was adjourned at 6:30 pm.

Meeting minutes respectfully submitted by:

Brenda Clark, LCAM

APPROVED: June 21, 2022