

*Parkside Place Homeowners Association, Inc.*

*1221 Admiralty Blvd. ~ Rockledge FL 32955*

*321-214-2403*

*bclark@lelandmanagement.com*

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date:** June 21, 2023  
**Meeting Time:** 6:00 PM  
**Location:** Parkside Place Clubhouse  
1309 Parkside Place  
Indian Harbour Beach FL 32937

Join Zoom Meeting-[www.zoom.com](http://www.zoom.com)

Meeting ID: 919 0993 7401 Passcode: 611393

**1. Call to Order & Establish Quorum** – Gary Gaskill called the meeting to order at 6:00 pm.

**2. Roll Call (In Attendance)**

Wil Miller-President (2024)-Excused Absence  
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** – None

**5. Approval of Prior Board Meeting Minutes:** Board Meeting Minutes of May 24, 2023  
*Motion by Sherill to approve the board meeting minutes of 5/24/2023, second by Donna, all in favor, motion carried.*

**6. Officer's and Committee Reports**

President – None

Vice President – Gary reported that the painting project is complete. Andy Weeks was a great help with the 200 and 300 buildings.

Landscaping – Hammock clean-ups are underway. Bob Fleury was of assistance with the project behind the 100 building. He will document how the hammocks and trees should be trimmed. He will present it to the board, and it will eventually be placed on the website.

Druse completed the tree trimming. Ron Schmidt also assisted with the hammocks.

In an effort to reduce expenses, the board researched a groundskeeper position and hired Lightner Professional Services to do the lower clean-up. They are on a 4-week trial period.

Secretary – Sherill reported that there were no clubhouse rentals during the month of June or for July so far. There is one reservation for August.

The Mailbox Project is still pending. The old mailboxes were posted on Facebook

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Marketplace and Nextdoor.com and one buyer made an offer to purchase all for \$300.00. Publix Drainage – The project is in the hands of our attorney and is moving along.

Director – Donna checked into CitraBlue sod, either plugs or seeds. Once resource did not recommend seeds due to heavy rain and wash-out. Donna will continue to research other resources to obtain this type of sod.

Treasurer – Jamie provided the following information for the month of May 31, 2023:

Operating Account Balance: \$125,053.04

Reserve Account Balance: \$66,473.19

Expense Statement: \$18,853.18 Over budget (This amount includes \$10,111.97 over budget for insurance)

Owner Balances: \$8,606.55 (HOA payments, late fees and lien fees)

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

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

There is \$35,636.10 owed in delinquencies. This includes \$27,029.55 owed in Special Assessment funds as of May 31, 2023, 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 Jamie, second by Gary, all in favor, motion carried.***

Jamie reported that the fence cleanup is being coordinated with the fence company and Schurlknight. Utility locates are done and materials should be delivered within the next day or so.

### 7. Old Business

Sherill stated that she will obtain two additional bids for ground cover.

### 8. New Business

- Ratification of Lightner Professional Services Est. 118 – Groundskeeper-\$425.00 per visit. ***Motion to ratify approval of this estimate was made by Jamie, second by Sherill, all in favor, motion carried.***

- ARB Applications:

- 1709 – Landscape Border

***Motion was made by Gary to table the above referenced ARB application as it needs further board research/discussion, second by Sherill, all in favor, motion carried.***

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

Meeting minutes respectfully submitted by:  
Brenda Clark, LCAM

**APPROVED: July 26, 2023**