

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: July 26, 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: 919 0993 7401 Passcode: 611393

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
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

1307 – Regarding new landscaping at 905 – Who will responsible for maintaining the new landscaping.

1305 hard scape approved. (Board noted this has not yet been approved)

How will these modifications affect the drainage around my unit and the neighbor on the other side?

5. Approval of Prior Board Meeting Minutes: Board Meeting Minutes of June 21, 2023 and July 12, 2023. *Motion by Sherill to approve the board meeting minutes of 6/21/2023, second by Donna, all in favor, motion carried. Wil / Donna 7/12/2023.*

6. Officer's and Committee Reports

President – No report.

Vice President – No report.

Secretary – There was one clubhouse rental in July and there is one rental scheduled for August. Still working on getting the mailboxes switched.

Director – Donna made a correction on the Welcome Sheet to be given to new residents.

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Treasurer – Jamie provided the following information for the month ending June 30, 2023:

Operating Account Balance: \$98,389.98

Reserve Account Balance: \$49,448.42*

*Spent from Pooled Reserves - \$46,900.00 - \$24K Deposit to All Pro Home Solutions for East Fence – this is being returned; \$22,900 Deposit to Secure Fence for East Side Fence Due to Reserves from Operating - \$81,687.10 (for Insurance)

Owner Balances: \$12,910.94 (HOA payments, late fees and lien fees)

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

Jamie also reported that the East Side Fence work will begin on Tuesday, August 1, 2023.

7. Old Business

- Groundcover Vendor Selection - Druse Landscaping, Lightner Professional Services
This item is tabled for a future meeting.

8. New Business

- Palm Tree Quotes – Druse Landscaping, Lightner Professional Services
Fish tail palms will be installed as they grow faster and are taller than Areca palms and require less maintenance. The palms are 15-gallon size and are 7 feet tall.
Motion to approve Druse Estimate in the amount of \$6,160.00, Phase One of this estimate, was made by Gary second by Jamie, all in favor, motion carried.
- ARB Applications:
 - 905 Landscaping - Approved
 - 907 Chimney Repair - Approved
 - 907 Tree Removal – HOA will remove tree
 - 907 Electric Screen for Patio - Approved
 - 1305 Landscaping – Denied pending research on drainage and how it will affect neighboring units. Require professional landscape design, license and insurance.
Motion by Wil, second by Donna, all in favor, motion carried.
 - 1806 Fireplace Removal - Approved
 - 1806 Pavers – Approved
 - 808 Pavers - Approved***Motion by Jamie, second by Donna, all in favor, motion carried.***

9. **Adjournment** – ***Motion to adjourn the meeting was made by Wily, second by Gary, all in favor, motion carried.*** The meeting was adjourned at 7:00 pm.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: August 30, 2023