

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

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BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: August 23, 2022
Meeting Time: 6:00 pm
Location: Parkside Place Clubhouse

AGENDA

1. Call to Order & Establish Quorum

Jim Lawson called the meeting to order at 6:05 pm.

2. Roll Call (In Attendance)

Jim Lawson, President (2022)-Present
Dennis Desiata, Vice President (2023)-Present
Jamie Smith, Treasurer (2023)-Present
Sherill Miley, Secretary (2022)-Present
Bill Burleigh, Director (2022)-Present
Gary Gaskill, Alternate (2022)-Present
Brenda Clark, Leland Management-Present
Homeowners per sign-in sheet

3. Proof of Notice - Notice was confirmed as being posted 48 hours in advance per Florida Statute 720 requirements.

4. Approval of Prior Meeting Minutes: Approval of board meeting minutes of 7/26/2022
Motion to approve the board meeting minutes of 7/26/2022 was made by Sherill, second by Bill, all in favor motion carried.

5. Officers/Committee Reports

Jim commented on a situation that took place at the July board meeting wherein words were exchanged between Jamie Smith and Dennis Desiata, prompting Jamie to leave the meeting. Jim asked Jamie if she would like to make an apology regarding this situation and Jamie stated that she apologized to those individuals she felt she needed to apologize to. With that said, *Jim motioned to remove Jamie as the treasurer, motion was second by Dennis, Bill voted yes, Sherill voted no, with majority of the board in favor, the motion carried.*

Reappointment of treasurer – *Dennis motioned that Bill be appointed treasurer, motion second by Jim. Sherill vote no, Jamie noted no, with the majority of the board in favor, the motion carried.*

Landscape – Bill recommended that ECOR be to treat the weeds in the outfall area. Management will contact ECOR to obtain a cost estimate for this treatment.

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Jim reported that Schurlknight's quotes for tree trimming and hammock clean-up have been received. We are still waiting on estimates from Shades of Green and Woodchucks. Brenda stated that Bill from Shades of Green attempted to contact Jim directly as requested, to receive no call back. Woodchucks Tree Service reported the same.

Treasurer's Report – As of July 31, 2022

HOA Late Fees and Interest-\$1,220.81

Operating Account - \$41,160.72

Reserves – \$149,969.44

Expense Statement – Under budget by \$8,869 under, YTD under budget by \$1,106

Spent out of Reserves - \$95,335.00

Motion to approve by Bill, second by Dennis, all in favor, motion carried.

Vice President – Dennis reported that he checked the tennis court after some of the recent rains to determine if water pooling is a problem. The SW portion of the court is being hit by the irrigation system so a change in direction of the sprinklers needs to take place. The handle to tighten the net on the court was broken off. Nick of Coastal Courts ordered a new handle.

Alliance Pavers – price increase from \$6.50 to \$ 6.85/sq foot.

Secretary – No report.

Director – Bill would like to discuss compliance issues. Lisa Ryan will address the issues at hand. Committee requests confirmation from the board of directors as to what guidelines they should be following. Guidelines and policies need to be established for clarification purposes.

Social Committee – Dolores Gailey reported that the Clubhouse is reserved for October 9th for Fall Festival and December 4th for the annual holiday party. Dolores asked that owners please sign-up so the committee knows how much meat to purchase for both events.

Jamie reported that there will be a gathering for Labor Day on September 4th. Dinner is at 6 pm. Please bring a covered dish to share and your own drinks.

6. Old Business

- Email from Attorney re: Amendment-Rental Limitations – Schedule Zoom meeting with attorney.
- TV Installation and Zoom App – Sherill sent update regarding this matter. Install was done on 8/1/2022. The free Zoom app is installed on the TV. Tested with one board member and with one unit owner. The free Zoom app allows 40-minute meetings only. Zoom Pro Version is \$149. If purchased prior to 8/31 there is a 40% savings, reducing the rate by \$60. Jim recommends trying this for the next board meeting to see if it works as expected.
Motion to purchase Zoom Pro-Version for \$89 made by Jamie, second by Bill, all in favor, motion carried.

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- Chimney Removal and Repair – Sherill reported that it was approved, deposit was sent in, work will start 8/24 or 8/25 and will be done by Friday, 8/26/2022.
- Pool Policy Issues – Sherill mentioned issues with owners not using the pool correctly. An eBlast was sent out on 4/15/22 regarding pool rules, stating that no food or drink is permitted within 10 feet of the pool. The Clubhouse rental policy states no food or drinks with 3 feet within the pool's edge. Sherill recommended that this be revised to reflect the appropriate distance.

7. New Business

- Proposal by Worth Appraising re: Updated Replacement Cost Appraisal for Association - \$1,495.00
Motion to approve this proposal made by Jim, second by Dennis, all in favor, motion carried.
- Natural Harmony 2023 Contract – Table signature on the contract until the Budget Committee looks at it. Gary, as a member of the Budget Committee, stated that the committee did take this into consideration in working on the 2023 budget.

8. ARB Approvals

- 111 Tree Removal – Motion to approve by Dennis, second by Jim, all in favor, motion carried.
- 212 Pavers – Motion by Dennis to approve DW and Walkway, second by Bill, all in favor, motion carried.
- 911 Pavers – Motion to approve by Dennis, second by Jamie, all in favor, motion carried.
- 1808 Garage Door Replacement – Motion to approve by Dennis, second by Bill, all in favor, motion carried.

9. Adjournment – *Motion to adjourn the meeting was made by Bill, second by Jamie all in favor, motion carried.* The meeting was adjourned at 7:15 pm.

10. Open Forum

Ray Wahl – Where do we stand on the irrigation system.

Will Miller – ECOR – Tech said equipment doesn't reach to spray the grass area.

Dennis Desiata -Pavers sitting on grass – Unit owners have been notified that they will responsible to replace the grass.

Wil Miller - Irrigation – Fisher & Fisher did the subcontracting. In Will's opinion F & F made advances in getting the system working. The board may want to think about hiring a separate contractor for the irrigation.

Stephen Kauffman – What is the plan to finish the pavers on the common areas, i.e. walkways, etc. Are there funds being budgeted to do this. Jim – no estimate – no funds remaining in this budget year to do this.

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Lisa Ryan – Paver sealing – has the board considered sealing the new pavers.

Nancy Desiata – Are tiki torches fueled by kerosene allowed inside the arch. Add this to the guidelines.

Meeting minutes respectfully submitted by:

Brenda Clark, LCAM

APPROVED: September 27, 2022