

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: September 27, 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 6:00 pm.

2. Roll Call (In Attendance)

Jim Lawson, President (2022)-Present
Dennis Desiata, Vice President (2023)-Present
Sherill Miley, Secretary (2022)-Present
Bill Burleigh, Treasurer (2022)-Present
Jamie Smith, Director (2023)-vacation
Gary Gaskill, Alternate (2022)-out of town-attended via Zoom
Brenda Clark, Leland Management-Absent

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 8/23/2022. *Motion to approve the board meeting minutes of 8/23/2022 was made by Bill, second by Dennis, all in favor, motion carried.*

5. Officers/Committee Reports

President: Jim stated that he will discuss later in meeting.

Vice President: No updates.

Secretary: Sherill gave the update on the completed chimney project by Seal Tight Roofing. The original quote was \$6800; negotiated to \$6500. There was rot in the truss work as expected, but much less than anticipated. The repair costs were \$618. Total \$7,118.00.

We decided to have a test Zoom meeting with Gary in SC. We did not want to have our first Zoom meeting with homeowners in case there were issues. We plan on having October's Board meeting available via Zoom.

Treasurer: Bill thanked the Budget Committee for their assistance with the 2023 Budget. The Budget should be mailed out by the end of this month to the homeowners. The Budget is to be approved at the October board meeting. The Budget will obviously go up because of everything that has been happening in the world.

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Treasurer's Report – As of August 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; YTD under budget by \$1,106

Spent out of Reserves - \$95,335.00

There are allocation issues to the 256 special assessment and drainage of about \$500.

I am working with Ricardo to get this corrected.

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

Bill stated that the property is ready for this hurricane thanks to Natural Harmony. The team has worked hard to get everything tied down and put away.

Natural Harmony 2023 Contract – Tabled 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.

The Compliance committee would like to nominate Ronna Ellerback (#2301) to the Compliance committee. ***Motion to approve by Dennis, second by Bill, all in favor, motion carried.***

Compliance:

Setting up meeting for board direction as requested in last board meeting

Social: No report.

6. Old Business

- Website Status Update - Jim stated he would like to make some suggestions. Andy Weeks has been involved with our website since its inception in 2014. Andy has the old data from the first website. Jim stated, “I want to make the motion to authorize Andy Weeks to work with Steve Collins to finish the website.” Dennis stated we need a maximum fee amount of \$500 for this transfer. Jim agreed and stated we should have a live website by the end of October. ***Motion to approve by Jim, second by Dennis, all in favor, Bill yes, Sherill opposed, motion carried.***
- Rental Limit Amendment Status - Jim stated the Board met with the attorney. Florida created legislation in July 2021 so we cannot go backwards only forward. The Board has elected not to move forward with any changes to our documents as per recommendation from legal counsel.

Sherill requested the “Leasing Policy” created 2-26-29 to be corrected or deleted. The verbiage at the bottom, “The following are clarifications to the above” are the opposite of our legal documents. Jim agreed.

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- Fire Department Clubhouse Inspection (gate modification and status)
Jim handed out documents showing the costs and designs of the rod iron gates for the four gates leading to the pool. The estimated cost is \$2,476. The expected completion date is 10-15-22.
Sherill asked about the status of the other items on the Fire Marshall's violation list. Jim stated everything is done. The gates are the final item to be able to have the re-inspection. Jim is looking for a vendor to have the gates powder-coated a shiny black. Unit #406 owner stated he does power--coating. Jim said they would get together to discuss it.
- Unit 1906 RV parking restriction agreement status – After a long discussion, the final decision was that Gary Gaskill will be the board member who interacts and communicates with the family of #1906. There will be no non-compliant letter sent to the family. The board agrees to give the family time to sell the unit. Sherill showed Jim the minutes from the April meeting which the board approved not giving a specific time frame for the removal the van.

7. New Business

- Approval of Installation of Paver Walkways
Dennis handed out the handwritten/email quote from Alliance Pavers to complete all common areas that are not currently paved. Paver walkway cost is \$14,960 and parking spaces is \$10,960, for a total of \$25,920.
Sherill asked if this price was at the old price of pavers or the new one now in place. Dennis said it was at the old price. ***Motion to approve by Jim, second by Bill, all in favor, motion carried.***
- Ratification of Aquaman Leak Detection Estimate– Spa - \$450.00
Motion to ratify made by Bill, second by Dennis, all in favor, motion carried.
Jim stated there is no leak. People getting out of spa is how the water is being removed from the spa. People are using the hose to fill the spa. This is how the chemicals get thrown off. The county closed down spa after a surprise inspection. Jim suggested removing the hose so it will not be used. Dennis stated it would be better to get a combo lock for spigot so it cannot be used unless you have the code.
- Tree Trim/Removal Fall 2022 – The bids were from Schurlknight \$5408 and Shades of Green \$6500. Jim decided to use Schurlknight. ***Motion to approve by Jim, second by Bill, all in favor, motion carried.***
- October Board Meeting pre-agenda items: budget approval, board candidate introductions
Jim stated the October Board meeting is primarily for Budget approval, however, I would like to add to the agenda to have new board members introductions. We have 3 to 4 slots available and we need some volunteers to step up. ***Motion to approve by Jim, second by Dennis, all in favor, motion carried.***

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- Election Schedule, Board Candidate Deadline
The annual membership meeting is scheduled for November 22, 2022 at 6:30 pm. Sign-in for the meeting will begin at 6:00 pm. Anyone interested in running for one of the 3 open seats on the board must submit their intent form to Leland Management by October 21, 2022.

8. ARB Approvals

- 1307 Pavers (Stepping Stones)-Denied
- 1307 Landscaping-Approved
- 1902 Pavers-Approved
- 2103 Paver back patio-Approved
- 2103 Fire Pit-Denied
- 111 Back Patio-Approved (trex decking)

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

9. Adjournment – *Motion to adjourn the meeting was made by Dennis, second by Bill, all in favor, motion carried.* The meeting was adjourned at 7:11pm.

10. Open Forum

Homeowner (803) – asked why do we keep giving Schurlknight extra business when they cannot even keep up with their contracted duties.

Jim replied Schurlknight is on notice that their work is not acceptable. Their contract is up in March so we are getting bids. Justin was here twice this week – putting sod in front areas and fertilizing.

Homeowner (1201) – half my yard is eaten away. I am 88. This bothers me every day and I cannot live like this. I will help in any way I can – I will pay for sod, weed killer, fertilizer. Tell me what I can do.

Jim replied Schurlknight had the irrigation turned off for two months. They also state there is no infestation of any lawns.

APPROVED: October 25, 2022