

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: October 25, 2022
Meeting Time: 6:00 pm
Location: Parkside Place Clubhouse

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
Jamie Smith, Director (2023)-Present
Sherill Miley, Secretary (2022)-Present
Bill Burleigh, Treasurer (2022)-Present
Gary Gaskill, Alternate (2022)-Present
Brenda Clark, Leland Management-Present

3. Proof of Notice - Notice was confirmed as being mailed to all legal owners of record as well as posted 48 hours in advance per Florida Statute 720 requirements.

4. Approval of Prior Meeting Minutes: Approval of board meeting minutes of 9/27/2022.
Motion to approve the board meeting minutes of 9/27/2022 was made by Dennis, second by Sherill, all in favor motion carried.

5. Officers/Committee Reports

President: Drainage: Jim and Dennis met with city manager John Coffey. They stated John Coffey is interested in the quality of the stormwater being discharged into the lagoon. Jim stated that they were told there are 5 council members who are opposed to spending taxpayer dollars on private property. Jim stated that this will take a great effort on the part of the board members and unit owners to get this resolved.

Jim also mentioned that he received a commitment from John Coffey that the City will mow the area in front of the FP&L substation. They also discussed street sweeping which is done 16 times per year but the roadblock for Parkside Place is public funds being used on private property.

Jim suggests that the existing easement agreement dated 2006 could possibly be bought out which would make Publix directly responsible for drainage.

Pool and Spa – Spa was leaked tested, no leaks, there was a valve leak in the pipe where the thermometer is and that was repaired.

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Landscaping – Jim stated that he walked the property with Schurlknight, expressed dissatisfaction with the service. Tree and hammock trimming was approved at the last board workshop. A tree at 402 was removed by Druse. A major tree trimming project behind building 100 will commence on or about 10/28/2022.

Fence along eastside – Jim stated that an insurance claim was filed. Natural Harmony will attempt to get the sections back up in the upright position. A suggestion was made to possibly hire a private adjuster to attempt to get more money for the fence.

Vice President: Dennis – Nothing to report.

Secretary: No report

Director: No report

Treasurer:

Treasurer's Report – As of September 30, 2022

HOA Late Fees and Interest-\$955.89

Operating Account - \$48,380.33

Reserves – \$142,196.25

Expense Statement – Over budget by \$2,016.40

Spent out of Reserves thru September 30, 2022 - \$124,717.81

Compliance: Lisa Ryan commented that the committee submitted their written resignation dated 10/24/2022 to Bill Burleigh. This resignation was not provided to the entire board nor to management. Brenda Clark stated management needs a copy of this resignation for the association's records.

Social: Dolores Gailey reported that the Fall festival went well. The Holiday Party will be held December 4, 2022. The Social Committee will provide the ham.

6. Old Business - None

7. New Business

- Review/Approval of 2023 Annual Budget
Jim passed out a pie chart indicating how the associations funds will be spent in 2023. The large impact on the budget is the bulk cable agreement, landscaping expenses and insurance.

2023 Budget Consideration: *Motion was made by Jamie to approve the 2023 budget with income and expenses of \$637,440.00. Motion was seconded by Sherill, all in favor, motion carried.*

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2023 Assessment Consideration: (2022 current assessments are \$385 per month)
Motion to approve the monthly assessment for 2023 at \$415.00 per month, each due and payable on the first of the month of each month. If payments are not received within 30 days of the due date, late fees and interest will also be due and payable on the account. *Motion was made by Jim, seconded by Dennis, all in favor, motion carried.*

Consideration of Management Fees: Management requested a motion to increase the management fee from \$1,500.00 per month to \$1,700.00 per month. *Motion was made by Jamie to approve the increase in management fee. Motion was seconded Sherill, by all in favor, motion carried.*

- Introduction of Candidates for the 3 Open Seats on the Board (November Election) – Three candidate forms were received. They are Gary Gaskill, Sherill Miley and Wil Miller.
- Sod Replacement – Jim Lawson reported that the community is in need of 4200 square feet of sod at \$1.25 per foot and he is waiting on Schurlknight's estimate for same. Regarding the driveway strips, the plan is to remove the drip lines and plants, install hard pipe irrigation with heads and sod. The expense for this sod replacement consumes the sod replacement for the year. Jim asked for a motion to approve the replacement of sod and the driveway strips per the attached list. *Motion was made by Dennis, second by Jamie, all in favor, motion carried.*

8. ARB Approvals

210 PSP – Paver Walkway – Motion to approve by Jim, second by Jamie, all in favor, motion carried.

9. Adjournment – *Motion to adjourn the meeting was made by Jim, second by Dennis, all in favor, motion carried.* The meeting was adjourned at 7:10 pm.

10. Open Forum

Pavers by S. Patrick have a dip in them. Alliance is aware and will address it.
Ponding on tennis courts – water is gone within 24 hours
List of people to play pickle ball – if you're interested please sign up
Consideration of donation of a ping pong table

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: December 14, 2022