

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: Wednesday - December 14, 2022

Meeting Time: 6:00 PM

Location: Parkside Place Clubhouse

1309 Parkside Place

Indian Harbour Beach FL 32937

Join viz Zoom: www.zoom.com Meeting ID: 915 7565 0595 – Passcode: 891240

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

Vacant Seat

Brenda Clark, LCAM-Leland Management-Present

Homeowners in attendance

3. Proof of Notice – Notice was posted 48 hours in advance per Florida Statute 720 requirement.

4. Open Forum – Wil Miller announced that you must sign in prior to 6:00 pm and indicate the agenda item on which you wish to speak. Per FL Statute 720 you will have 3 minutes to speak.

1305 – Fence issue – suggesting that 2 X 4's be purchased to hold fence up to prevent crepe myrtles to fall.

1305 – Pool Gates – Was advised that this is an agenda item that will be explained during the course of the meeting.

5. Approval of Prior Meeting Minutes: Approval of board meeting minutes of 10/25/2022 and 11/22/2022. *Motion to approve both sets of meeting minutes was made by Jamie, second by Sherill, all in favor, motion carried.*

6. Officer's Reports / Committee Reports

Vice President – Gary stated that he appreciates what the residents do, what the board does, and has learned the real value of what being a board member is. This board knows what all members are doing; there is open communication between the board members and management, and communication will be extended to the community as well.

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Secretary – No report.

Treasurer – Jamie reported that the November 2022 financials were not yet received at the time of this meeting. She also indicated that she spent several hours doing an in-depth review of the 2022 spent from pooled reserve account. It shows an expenditure of \$10,734.25 that was actually spent in 2021 and allocated incorrectly. The correction was not made until she began working with the new accounting manager on this, and at that time the 2021 books were closed and the audit complete. This will be correction will be made moving forward. Jamie also stated that in reviewing the October previous treasurer's report that the association was over budget by \$2,908.82 for the month and over budget by \$5,017.48 for year-to-date.

President – Wil stated that the board has been very busy catching up on many issues. With the previous board, all five board members weren't always involved in all discussions and decisions that were made. Moving forward, all communications will be shared with the entire board.

The board will also be meeting with vendors. We will meet with Schurlknight Landscaping to address issues regarding landscaping and irrigation.

The board has also comprised a list of all contracts coming up for renewal.

The board will also provide a full financial report showing expenditures from 2021 to 2022 in January.

When creating committees and appointing individuals to any committee, a board member will oversee the committee.

Social Committee – Dolores Gailey reported that holiday the party was a huge success this year. The committee is thinking about having an Italian night in February.

7. Old Business

- Insurance Claim – Fence – Wil spoke with insurance agent. The hurricane Ian claim was estimated at \$12,905. There is a \$5,000 deductible. A check in the amount of \$7,905.00 was received for that portion of the fence. The hurricane Nicole claim was filed and an adjuster will be out to evaluate that damage. Jamie reported that one section of the fence has been propped back up by the neighbor on the other side. No estimates were obtained as of this date. Jamie walked the fence with Zach from NH and the fence is in bad shape. The entire fence really needs to be replaced. It's estimated that the expense will be about \$50K out of pocket.
- Spa Pump and Heater – Wyse provided an estimate to replace the heater at a cost of \$6,895.00. This includes a 3-year warranty on parts and labor. There is still a question remaining as to whether or not there is a leak in the spa. The board is not going to take action on this item until further research is done.

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- Community Paver Project Completion – Gary stated that Phase III was implemented by the previous board. The remaining areas are the sidewalks coming out of the pool area and the parking pads on each street. The delivery of the pavers for the parking pads should come in within the next week and be done before Christmas. The sidewalks should be done by the first week in January.

Gary mentioned that in looking at the sidewalk plans, there was a sidewalk to be installed from the north sidewalk to the west sidewalk outside the pool. This would be a newly created sidewalk that is not needed. This was removed from the project, with a savings of \$2,100.00.

Gary also stated that Alliance indicated that prices will increase in January 2023. If you would like a paver driveway or walkway you need to get with Alliance Pavers and give them a deposit by 12/31/22 to honor the current pricing.

Sherill reported that the pavers need to get cleaned and sealed. The first project will be the pool area and will take 3 days. Once this is done everyone needs to stay off the pavers for 72 hours. The walkway and parking pads will be divided into three areas. Estimates will be coming in from East Coast Pressure Washing and Clear Outlook Exterior Cleaning Service. Prior to the start of this project we need to notify the lawn care company to shut the irrigation off in those areas.

- Pool Gates – Ratification of Vault 1776 proposal to paint gates versus Cerakote them. ***Motion to ratify was made by Wil, second by Gary, all in favor, motion carried.*** Gates will be delivered onsite on 12/22/2022. Natural Harmony will install one gate and have the remaining gates installed by January 10, 2023.

Lock Haven – Estimate in the amount of \$883.95 for the locks for the refurbished gates – ***Motion to approve was made by Sherill, second by Jamie, all in favor, motion carried.***

- Ping Pong Table – Unit owner will keep

8. New Business

- Natural Harmony Contract for 2023 - \$700 increase – Total contract \$35/hr. for additional projects. \$36,400 Annual expense. ***Motion to approve this contract for 2023 was made by Jamie, second by Sherill, all in favor, motion carried.***

- Insurance 2023 – Wil reported that the legislature took up a special session this week regarding the crisis in Florida. When the 2023 budget was prepared, we estimated an increase of 25-30%. A new property appraisal was done and the community is worth \$30 million from \$23 million five years ago.

The current estimated increase is between 60 to 120%. The premium expense could double or triple. The monthly HOA will increase anywhere from \$237 to \$356 per month to cover insurance. We may have to do a special assessment in 2023 to cover the increase in premium. The Legislature announced that they are throwing 2 billion dollars into reinsurance – this is insurance for the insurance companies. If they could get competition into the state it will help keep rates down. Florida is the most litigated state for people suing insurance

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companies. Our insurance company is the only one that is insuring properties on the barrier islands. As such, there are no other companies available for renewals. If our current carrier doesn't write policies for 2023 we will be thrown into the state pool. The board is letting the community know of this issue and the consequences. This insurance factor is the prism we need to look through regarding every cent we are spending this year.

Town Hall Meeting in January – Kit Fisher will attend, discuss and answer questions.

- Board Meeting Day Change – The board meetings will take place on the 4th Wednesday of each month for 2023. This change is being made so that the board will have the ability to attend the City of IHB has meetings that are held on Tuesdays.
- Change in Legal Counsel – Wil mentioned that there were activities that went on during the last board's tenure and not all board members were included in those activities. One of those actions is the easement agreement of 2006, making the City of Indian Harbour Beach responsible for maintaining our easements. Board members approached the City, asking them to consider buying us out of that easement agreement for \$50K. This type of activity needs to be presented and dealt with by an attorney, not board members who were not authorized by the membership to do so. Management recommended a local attorney, Frank Ruggieri. The current board entered into a retention and representation agreement with The Ruggieri Law Firm. There were no retainer funds required to do so. This is a local attorney who represents many of Leland's communities and has dealt with many drainage issues as PSP is dealing with.

9. ARB Applications:

- 311 – Hurricane impact windows, doors, shutters - Approved
- 1205 – Pavers-Sidewalk & Driveway - Approved
- 1504 – Gutters – Approved

Motion to accept approval of the above applications was made by Gary, second by Sherill, all in favor, motion carried.

10. Adjournment – *Motion to adjourn was made by Jamie, second by Sherill, all in favor, motion carried.* The meeting was adjourned at 7:00 pm.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: January 25, 2023