

*Parkside Place Homeowners Association, Inc.*  
1221 Admiralty Blvd. ~ Rockledge FL 32955  
321-214-2403  
bclark@lelandmanagement.com

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date:** August 30, 2023  
**Meeting Time:** 6:00 PM  
**Location:** Parkside Place Clubhouse  
1309 Parkside Place  
Indian Harbour Beach FL 32937

**www.zoom.com**

**Meeting ID: 966 3059 3626 Passcode: 098151**

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 on Agenda Items** - None
5. **Approval of Prior Board Meeting Minutes:** Board Meeting Minutes of July 26, 2023.  
*Motion by Gary to approve the board meeting minutes of 7/26/2023, second by Jamie, all in favor, motion carried.*
6. **Officer's and Committee Reports**
  - President – Schurlknight cleaned out the corner of 1112 PSP. Trees have been removed, FP&L removed a tree, trimming and raking remain to be done. Area will be resodded. Schurlknight is still cleaning up palm fronds from trimming.
  - Drainage Issue at 2101 PSP – Water is to be drained within 72 hours. Water is draining appropriately so the board feels no further action needs to be done.
  - Vice President – Druse will be onsite on 9/12/2023 to plant 44 fishtail palms along the Publix fence line.

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Secretary – Clubhouse Rentals – There was one rental in August, and there is one scheduled for September. The Fall Festival is scheduled for 10/15 and the Christmas Party for 12/3/23. The second mailbox project is complete. Unit owners will meet on 9/2 to exchange keys and mailboxes.

FDOT was contacted to clean out pipe on the west side of the Indian River. The last time it was done was in 1999.

Our attorney received a response from the Publix attorney. A zoom meeting will be scheduled.

Treasurer – Jamie provided the following information for the month ending July 31, 2023:

Operating Account Balance: \$87,702.04

Reserve Account Balance: \$55,315.09

Spent from Pooled Reserves - \$46,900.00

Due to Reserves from Operating (Insurance) - \$81,687.10 (This amount will be returned to Reserves once all special assessment funds are received)

Owner Balances: \$13,865.89 (HOA payments, late fees and lien fees)

Over budget by \$11, 682.90

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

Fence Project – The project is complete. There is debris remaining along the fence line and attempts to contact them to come back and clean up the debris have been unsuccessful.

### 7. Old Business

- Sod Update – Wil reported that the highlighted areas on the document given to each board member represent areas to be sodded. Citra Blue seed was purchased and planted and it's growing. This will be used under all oak trees. The association would like to make plugs available to owners. The cost of the required amount of sod (4,341 sq. ft.) is \$5,860.35. ***Motion to approve the purchase of sod in the amount of \$5,860.35 was made by Sherill, second by Jamie, all in favor, motion carried.***
- Groundskeeper Position – Select New Vendor – Wil reported that the board interviewed three companies – Rivendell Landscaping, Supreme Landscaping and Shades of Green. ***Motion to approve Rivendell Landscaping was made by Wil, second by Gary, all in favor, motion carried.***

***Motion was made by Wil to hire Rivendell Landscaping to complete the South Patrick entrance, second by Jamie, all in favor, motion carried.***

### 8. New Business

- Revision – Tree Removal Policy - ***Motion to approve the revised policy was made by Gary second by Sherill, all in favor, motion carried.***
- Revision – Clubhouse Policy – ***Motion to approve the revised policy was made by Gary second by Sherill, all in favor, motion carried.***

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- ARB Applications:
    - 510 Landscaping - Denied - Resubmit plan
    - 510 Fence – Approved
    - 602 Landscaping - Denied – Resubmit plan
    - 1906 Landscaping - Approved
    - 2103 Hurricane Shutters - Approved
- Motion to approve the above ARB applications was made by Jamie, second by Gary, all in favor, motion carried.*

**9. Adjournment** – *Motion to adjourn the meeting was made by Wil, second by Gary, all in favor, motion carried.* The meeting was adjourned at 6:45 pm.

Open Forum:

Nancy Desiata:

Requests different lighting be placed on the walkway behind Publix as she fell. She was advised that a fall should be reported to the association as soon as it happens, not three weeks later.

Questioned whether For Sale Signs are permitted on the property – They are not permitted

Questioned if there will be any tree replacement done this year – BOD advised that no further tree replacement on an individual's lot will take place until 2024.

Blanche Sheinkopf – Stated that the pavers in their driveway are sinking – The BOD advised that this is not an HOA issue, it needs to be addressed with Alliance Pavers.

Courtyard at 504 PSP – Needs to be cleaned out.

Jim Lawson – Questioned if there is a budget committee – BOD responded yes, an eBlast was sent out announcing the budget committee members.

Questioned the outstanding balance on the financial statements – Jamie provided an explanation.

Meeting minutes respectfully submitted by:

Brenda Clark, LCAM

**APPROVED: September 27, 2023**