

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: September 27, 2023

Meeting Time: 6:00 PM

Location: Parkside Place Clubhouse

1309 Parkside Place

Indian Harbour Beach FL 32937

www.zoom.com

Meeting ID: 922 9266 8315

Passcode: 564301

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**
 - 1307-Asked when sod will be delivered; commented on board members facing each other, unit owners don't appreciate it.
 - 2101-Drainage Issue at this location-Item not on Agenda. Can discuss with Board during open forum after meeting is adjourned.
5. **Approval of Prior Board Meeting Minutes:** Board Meeting Minutes of August 30, 2023. *Motion by Donna to approve the board meeting minutes of 8/30/2023, second by Jamie, all in favor, motion carried.*
6. **Officer's and Committee Reports**
 - President – Wil reported that the CitraBlue sod was delivered and installed this date for unit owners who requested it one year ago. Schurlknight gave the association $\frac{3}{4}$ pallet of St. Augustine sod. The board will determine where that sod will be installed.
 - There is an area near the 500 building where sod will not grow. There is the possibility of thinning some of the oaks. That will be a discussion with those specific unit owners. Sun-n-Shade seed is being used under some of the oaks for now, but this may not be a permanent solution for grass in those areas.

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Vice President – Gary reported that Druse Landscaping planted 44 fishtail palms along the Publix fence line.

Rivendell Landscaping is now onsite and we have received positive comments on their work. They will be upgrading the S. Patrick Entrance on or about 10/15/2023. Mark commented that the ground cover will help with the drainage issue behind 1300 building. Carrotwood trees behind the 900 building will be removed.

Secretary – Sherill reported in regard to Clubhouse rentals - there was one rental in September; the Fall Festival will be held on 10/15 and the Christmas party will be held on 12/3/2023.

Mailbox project – Spoke to new postmaster, Jim, he said the mailboxes will be done during the next session.

The board is still working on the solar light project and will revisit the area after the board meeting this evening.

Sherill also reported that the attorney reviewed the Spectrum contract. The Spectrum rep was notified of the information provided by our attorney. The contract needs to be notarized upon signing, and the association needs to provide Spectrum with a W9 form.

Regarding Publix, Sherill met with MAI and will share that information with the board via email. Waiting to hear back from our attorney once he concludes a call with Publix's attorney.

Treasurer – Jamie reported the following as of 8/31/2023:

Operating Account Balance - \$76,045.80

Reserve Account Balance - \$31,983.02

Delinquencies -\$11,316.14

The association is \$2,898.87 Over Budget

Spent from Pooled Reserves - \$100,510 - \$24,000 deposit to All Pro Home Solutions = \$76,510.00

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

Motion to approve the treasurer's report was made by Jamie, second by Donna, all in favor, motion carried.

Director – Donna – No Report.

6. Old Business – Roofs and driveways need to be pressure washed. An eBlast will be sent out to all unit owners advising of the deadline to have this cleaning done.

7. New Business:

- Approval of Druse Est. 3213-Removal of Carrotwood Tree 905-907 PSP-\$1,950.00
Motion to approve this estimate was made by Gary, second by Donna, all in favor, motion carried.
- Approval of Infinity Electric Est. 5824-Work at 01, 1102, 1108 PSP-\$2,499.47
Motion to approve this estimate was made by Sherill, second by Gary, all in favor, motion carried.
- Approval of Rivendell Landscaping Revised Estimate for the S. Patrick Entrance-\$3,680.00
Motion to approve this estimate was made by Gary, second by Donna, all in favor, motion carried.

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- Approval of New Vendors
Scrub Masters – Janitorial services for the Clubhouse, restrooms, and pool area.
Heath's Maintenance – All maintenance of common areas-same scope of work as done by Natural Harmony. They will be onsite two days per week.
Motion to approve the above referenced vendors was made by Donna, second by Gary, all in favor, motion carried.

- ARB Applications:
 - 1209 -Screen Porch-Roof and Windows
 - 2109-Emergency AC Replacement

Motion to approve the above ARB applications was made by Donna, second by Jamie, all in favor, motion carried.

8. **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.

9. Open Forum

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: October 25, 2023