

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: December 20, 2023

Meeting Time: 6:00 pm

**Location: Parkside Place Clubhouse
Via Zoom**

Meeting ID: 965 3934 1673 Passcode: 615847

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 was confirmed as being posted 48 hours in advance per Florida Statute 720 requirements.

4. Open Forum – Sign-in to Speak on Listed Agenda Items Only-3 Minute Time Limit

5. Approval of Prior Meeting Minutes: Approval of board meeting minutes of November 15, 2023 and November 29, 2023. *Motion to approve the board meeting minutes of 11/15/2023 and 11/29/2023 was made by Sherill, second by Donna, all in favor motion carried.*

6. Officers/Committee Reports

President – Wil reported that all projects for the year are now caught up. He mentioned that the deadline for candidate intent to run forms is 5:00 pm on December 22, 2023.

Vice President – Gary stated that Rivendell is on schedule completing all assigned tasks. Gary will meet with them in January regarding the schedule for the new year. He also mentioned that a meeting will be scheduled with the unit owners of the 900 and 1300 building on January 10, 2024 at 6:00 pm to discuss and receive resident input regarding the restructuring of the landscaping for both those buildings. The board will do the same in February for the unit owners of the buildings that back up to Gleason Park.

Secretary – Sherill reported that a conference call with our attorney and Dave Menzel of MAI was scheduled for December 4, 2023 but was cancelled. Dave made an onsite visit to the property to perform a physical inspection. The inspection information was forwarded to our attorney. Dave was unable to determine the percentages of the two parcels that drain

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directly into Publix's drain system. He is awaiting those figures from Mott Surveyors. They should be sent in after the holidays.

Publix requested for a third time, additional details regarding expenses for maintaining the retention pond. Sherill and Jamies created a simplified spreadsheet with a synopsis of how to read it and this was sent to our attorney for review. The attorney felt this document is very clear and hopes this will put an end to the continuous questions on this topic.

All Pro Home Solutions – Our attorney sent a letter to their insurance company, filing a claim for the return of our deposit check in the amount of \$24,000. The insurance company had 30 days to respond, and they did not. The attorney will be sending a final demand letter.

Clubhouse – The Christmas Party was held on 12/3/2023 and there was a private party scheduled on 12/12/2023. There are no rentals scheduled for the month of January.

Miscellaneous – the windows in the clubhouse need to be repaired as the frame is coming away from the glass. The “No Animals” signs were posted at the clubhouse/pool and the Handicap Signs were installed on designated parking spaces. The Spectrum contract was renewed and a eBlast will be going out to the community regarding the new equipment installation. The new maintenance and janitorial vendors are doing a good job.

Treasurer: Jamie Smith reported the following as of November 30, 2023

HOA Late Fees and Interest-\$9,520.10

Operating Account – 13,886.17

Reserves – \$73,610.38

Spent from Reserves YTD - \$76,510.00

Expense Statement – Over budget by \$8,274.45

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

7. Old Business – None

8. New Business:

- **ARB Approvals**

- 1508 – Window Replacement and Sliding Glass Door

- Motion to approve by Gary, second by Donna, all in favor, motion carried.*

10. Adjournment – *Motion to adjourn the meeting was made by Jamie, second by Sherill, all in favor, motion carried.* The meeting was adjourned at 6:25 pm.

11. Open Forum – Non recorded items, general comments on non-agenda items.

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: January 24, 2024