

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: February 28, 2024

Meeting Time: 6:00 pm

**Location: Parkside Place Clubhouse
Via Zoom**

Meeting ID: 933 2510 2858 Passcode: 069312

1. Call to Order & Establish Quorum

Gary Gaskill called the meeting to order at 6:00 pm.

2. Roll Call (In Attendance)

Gary Gaskill-President (2024)-Present

Sherill Miley-Vice President (2024)-Present

Jamie Smith-Treasurer (2026)-Present

Donna Gensler-Secretary (2026)-Present

Vacant Seat (2024)

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 Comment or Question on Listed Agenda Items Only-3 Minute Time Limit

5. Approval of Prior Meeting Minutes: Approval of board meeting minutes of January 24, 2024. *Motion to approve the board meeting minutes of 1/24/2024 was made by Sherill, second by Donna, all in favor, motion carried.*

6. Officers/Committee Reports

President – Gary mentioned that Wil Miller submitted his resignation effective 2/7/2024. We now have a vacant seat on the board that we would like to fill as well as an alternate board member seat. An eBlast was sent out regarding this vacancy.

Vice President – No Report.

Secretary – No Report.

Treasurer: Jamie Smith reported the following as of January 3, 2024

Owner Balances: \$1,283.69

Operating Account: \$115,474.65

Reserves: \$85,490.28

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Expense Statement – Under budget by \$17,083.02

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

Dolores Gailey is retiring from the Social Committee. Claire Dukes volunteered to head the Social Committee. The next event will take place March 17, 2024. *Motion was made to appoint Claire as Social Committee Chair was made by Donna, second by Jamie, all in favor, motion carried.*

Gary mentioned that although Wil Miller resigned from the board, he would like to remain on the Publix Committee. The board would like to appoint Wil to this committee.

Motion to appoint Wil Miller to the Publix Committee was made by Sherill, second by Jamie, all in favor, motion carried.

Sherill – Reported that communication continues with the association attorney providing Publix additional information. A contractor was hired by Publix on 2/12/2024 to clean out their parking lot and the dirty water was drain and coming into the PSP pond. The board contacted their attorney and the matter was resolved.

Maintenance – The cracks in the roadways are being repaired. The rust stains on the common areas in the community will be cleaned.

Fire Marshall Inspection is due in April. All gates should open egress. Only one is doing that and the other three are opening into the pool area. The maintenance company will provide an estimate to correct this issue.

FDOT Meeting – Sherill will attend on behalf of the Board.

Gleason Park Project – An eBlast was sent out to the community regarding the removal of the pepper trees, etc. Lines of communication have been established with the City of Indian Harbour Beach. There will be a town hall meeting in August that all unit owners are encouraged to attend to express the desire for the project to continue.

Gary stated that residents in the 1004 and 1006 building notified the board of issues with the queen palms. They will be removed on 2/29/2024.

Compliance – Gary commented that Donna Gensler will oversee compliance with the board members assisting regarding ARB compliance and general compliance matters.

7. Old Business – None

8. New Business:

- Approval of revision to Clubhouse Rental Policy
Motion to approve made by Jamie, second by Gary, all in favor, motion carried.

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Approval of The Inspection Firm of Florida-Roof Cert and Wind Mitigation quote in the amount of \$9,300.00 (required by insurance carrier)

Motion to approve made by Sherill, second by Jamie, all in favor, motion carried.

- Approval of Druse Estimate in the amount of \$400 to remove dead palm trees at 1004 and 1006 PSP - *Motion to approve made by Jamie, second by Sherill, all in favor, motion carried.*

- ARB Applications
 - 903 – Windows - Approve
 - 907 – Palm Planting – Conditional Approval for Palm Trees Only, No Sod
 - 1305 – Landscaping - Denied
 - 1402 - Landscape Planting - Approve
 - 1603 – Garage Door Replacement - Approve
 - 1908 – Garage Door Replacement - Approve

Motion to approve the above as stated made by Jamie second by Donna, all in favor, motion carried.

10. Adjournment – *Motion to adjourn the meeting was made by Gary, second by Sherill, all in favor, motion carried.* The meeting was adjourned at 6:30 pm.

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

Meeting minutes respectfully submitted

by: Brenda Clark, LCAM

APPROVED: March 27, 2024