

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: January 24, 2024

Meeting Time: Immediately following Annual Meeting

Location: Parkside Place Clubhouse

Via Zoom

Meeting ID: 959 2527 2695 Passcode: 895075

1. Call to Order & Establish Quorum

Wil Miller called the meeting to order at 7:30 pm.

2. Roll Call (In Attendance)

Wil Miller-President (2024)-Present

Gary Gaskill-Vice President (2024)-Present

Jamie Smith-Treasurer (2026)-Present

Sherill Miley-Secretary (2024)-Present

Donna Gensler-Directors (2026)-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 December 20, 2023. *Motion to approve the board meeting minutes of 12/20.2023 was made by Donna, second by Sherill, all in favor motion carried.*

6. Officers/Committee Reports

President – Wil reported the main concern of the board was not to spend any money.

Vice President – Gary stated that a meeting was held on 1/10/24 with the residents in buildings 900 and 1300. Discussion took place regarding upgrading the hammock area. Unit owners provided ideas as to what they would like to see in the hammock. Owners were asked to submit ARB applications regarding this area. Once application was received from 907. The applications will be considered with the board's plan for the area and a final plan will be developed.

Sherill commented that the sump pump drain was relocated from the hammock area so it does not get flooded. This is in the area where the ground cover will be planted. Once an estimate is received regarding palms in bulk another meeting will take place with the unit owners in February.

Board Meeting Minutes

January 24, 2024

Page 2

Secretary – Sherill reported that the attorney sent a letter to Publix with the numbers regarding the percent of drainage from Publix into PSP, being 62% and 38%. The Bank of America and Omni Health is at 9% drainage

A spreadsheet with all previous shopping center owners showing what they paid toward maintenance was also provided. The City also paid maintenance at some point.

All Pro Home Solutions did not respond to our requests for repayment. The association attorney requested a \$900 deposit for filing a lawsuit so the association will be moving forward with that.

The Spectrum Contract was signed and notarized – service was to start 1/12/2024. Their bulk service department has it scheduled to start 2/2/2024. This was an error on their part.

Large cracks in the roads – installed pea gravel, that did not work. Attempted using pea gravel with mortar and that did not work. Fifteen feet of quick dry concrete and bonding agent was used and that appears to be working.

FP&L – meter on 2/9/2024

Druse – oak removal at 1010 on 2/1/24

Treasurer: Jamie Smith reported the following as of December 31, 2023

HOA Late Fees and Interest-\$792.57

Operating Account – \$35,547.60

Reserves – \$79,491.41

Expense Statement – Over budget by \$48,870.89

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

7. Old Business – None

8. New Business:

- Organization of the Board of Directors
The following slate of officers was made:
Gary Gaskill-President
Sherill Miley-Vice President
Donna Gensler-Secretary
Jamie Smith-Treasurer
Wil Miller-Director
A motion was made by Sherill to accept this slate of officers, second by Donna, all in favor, motion carried.
- Ratification of Heath's Maintenance estimate to relocate the sump pump drain in the amount of \$224.00 – ***Motion to ratify was made by Wil, second by Jamie, all in favor, motion carried.***
- Ratification of Druse Estimate #3270 for oak tree removal at 1010 PSP in the amount of \$1,300.00 – ***Motion to ratify was made by Wil, second by Sherill, all in favor, motion carried.***

Board Meeting Minutes

January 24, 2024

Page 3

- ARB Applications:
 - 1307- Remove chimney off roof
 - 1303 – Meter change out
 - 2408 – Paver driveway and sidewalk

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

10. Adjournment – *Motion to adjourn the meeting was made by Wil, second by Sherill, all in favor, motion carried.* The meeting was adjourned at 7:50 pm.

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

Meeting minutes respectfully submitted

by: Brenda Clark, LCAM

APPROVED: February 28, 2024