

Parkside Place Homeowners Association, Inc.

1221 Admiralty Blvd. ~ Rockledge FL 32955

321-214-2403

bclark@lelandmanagement.com

BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: March 27, 2024

Meeting Time: 6:00 pm

Location: Parkside Place Clubhouse

Via Zoom – Meeting ID 919 2264 0166 Passcode: 357514

1. Call to Order & Establish Quorum

Gary Gaskill called the meeting to order at 6:05 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 February 28, 2024. *Motion to approve the board meeting minutes of 2/28/2024 was made by Sherill, second by Donna, all in favor, motion carried.*

6. Officers/Committee Reports

President – Gary-No Report.

Vice President – Sherill reported:

- There is no response to the latest letter sent to Publix. All Pro Home Solutions was served a complaint regarding litigation reference returning the deposit funds for the fence replacement. They have until 4/3/2024 to respond. The insurance agent is also looking into the possibility of filing a claim through the Crime policy with the carrier.
- Roy of Heath's Maintenance continues to maintain the community. He is painting all metal lamp posts, cleaning the rust off the entry walls and repainting them, installing concrete in the large cracks in the roadways. These projects are being done in addition to his daily tasks.
- Install concrete in large cracks in roads.

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- Schurlknight will plant and maintain flowers in front entry on South Patrick. This will be done on a quarterly basis.
- The pool area was not being maintained by Schurlknight's crew on a weekly basis as they did not have key to get into the area.
- A Schurlknight team members will sweep up leaves once per week during leaf falling season.
- The Fire Marshall's inspection will be scheduled in April once Heath's Maintenance corrects the gates to open away from the pool. Three out of the four gates open incorrectly which make them non-compliant to code.
- Attended the FDOT Meeting on behalf of the Board. This is an ongoing project over the next two years. Bicycle lanes will be created on both sides of South Patrick Drive from Eau Gallie Blvd. to Patrick Space Force Base. There are eight streets that will receive widened curbs and our Sout Patrick entrance is one of them. All sidewalks will be getting ADA curb ramps.
- Postmaster was notified about the box with gate key for the mail delivery person to use.
- Mailbox swap project – There was an issue with the main computer in the Orlando office. Parkside Place was not input, which prompted the question as to how, then, is our mail being delivered. The postmaster showed the latest printout, and all PSP units are documented. The postmaster will contact us when the swap is ready to take place.

Secretary – Donna-No Report.

Treasurer: Jamie Smith reported the following as of February 29, 2024:

Owner Balances: \$1,852.07

Operating Account: \$148,234.16

Reserves: \$91,489.37

Expense Statement – Under budget by \$15,925.54

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

7. Old Business: None

8. New Business:

- Appointment to vacant seat on the Board of Directors
Motion to appoint Claire Dukes to the vacant seat on the Board, with term expiring in 2025, was made by Sherill, second by Jamie, all in favor, motion carried.
- Approval of Heath's Maintenance estimate to change the direct the gates open in the amount of \$470.00.
Motion to approve this estimate was made by Jamie, second by Donna, all in favor, motion carried.
- Ratification of Pool Troopers Est. 56259-Replace main drain grate on the spa in the amount of \$647.87
Motion to ratify the above estimate was made by Sherill, second by Donna, all in favor, motion carried.

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- Ratification of Pool Troopers Est. 56261-Replace main drain grate on the pool in the amount of \$414.89

Motion to ratify the above estimate was made by Jamie, second by Sherill, all in favor, motion carried.

- ARB Applications
 - 1703 – Pavers
 - 1806 – Landscaping

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

10. Adjournment – *Motion to adjourn the meeting was made by Jamie, second by Donna, all in favor, motion carried.* The meeting was adjourned at 6:20 pm.

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

Meeting minutes respectfully submitted
by: Brenda Clark, LCAM

APPROVED: April 24, 2024