

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: October 25, 2023

Meeting Time: 6:00 pm

Location: Parkside Place Clubhouse

Via Zoom – www.zoom.com

Meeting ID: 983 5142 6413 Passcode: 013317

1. Call to Order & Establish Quorum

Wil Miller called the meeting to order at 6:02 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 mailed to all legal owners of record as well as 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

1906 – Disheartened by the budget process. Suggested changing the budget year to a fiscal year not a calendar year. Increase in dues is too high.

1110 – Did not see quotes relating to budget. Not happy about the increase in assessment.

1104 – Fiasco behind the 1100 building since trees were removed by City of Indian Harbour Beach. Children left unattended, entering property – none of the residents in this building want a fence behind the building.

2007 – The increase is quite substantial. Grounds maintenance - \$40K increase – go back to current budget rather than what is proposed it would lower the assessment by \$30 per month.

1307 – Insurance and workers compensation – why is the association paying for this when vendors are supposed to carry this insurance. General Repairs - \$8K was budgeted last year, why is \$15K proposed for 2024.

1006 – Thank you to the board for all the work you do for the community. Paver cleaning and sealing-why was \$10K proposed? Insurance increase – not comparable to surrounding communities.

1010 – Why does the insurance policy carry workers compensation coverage? Paver cleaning-why is it necessary? Cable-can we go to streaming?

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- 5. Approval of Prior Meeting Minutes:** Approval of board meeting minutes of 9/27/2023.
Motion to approve the board meeting minutes of 9/27/2023 was made by Wil, second by Sherill, all in favor motion carried.

6. Officers/Committee Reports

President: Wil will provide comments throughout the meeting.

Vice President: Gary reported that Rivendell has been here once a week, will be here on Monday, 4-6 hours, cleaning hammocks and other duties as assigned. Rivendell completed the center island at the South Patrick entrance.

Druse Landscaping will be here on Friday, 10/27/2023 behind the 900 and 1300 buildings to remove two carrotwood trees. Rivendell will clean that hammock the following Monday.

Secretary: Sherill asked Dolores Gailey to speak on the Fall Festival. Dolores stated it was a success. The next event is the Christmas party on 12/3/2023.

Sherill reported that there are no clubhouse rentals scheduled for November. The association is looking for a donation of a sofa table to put in place where the piano used to be. If anyone has a working refrigerator they would like to donate to the clubhouse it would be appreciated as the freezer in the existing refrigerator does not work.

The mailbox switch project is still a work in progress.

Spectrum – our attorney is requesting changes to the contract to benefit the association, one of which is to remove the association from being bound to Spectrum in the event other options were found for serve.

Publix – Met with our attorney and the Publix attorney and representatives. The issues the association expects were presented to them. Publix is adamant about placing drainage socks on all their drains to our property. Attorney will schedule a conference call with Dave Menzel from MAI with Publix.

Lighting on the walkways – additional lighting was purchased. Requested quotes from Gault and Infinity for installing ground wiring and lighting in on the walkway.

Contract review is underway to ensure that all contracted services are being provided.

Wil commented on the expense of rewiring one walkway.

Wil also stated that this is the first time Publix is hinting that they might contribute to our maintenance on an annual basis.

Director: No report.

Treasurer: Jamie Smith reported the following:

Treasurer's Report – As of September 30, 2023

HOA Late Fees and Interest-\$13,372.52

Operating Account - \$52,950.00

Reserves – \$61,857.83

Spent from Reserves YTD - \$157,797.10 \$76,500 from Reserves

Expense Statement – Over budget by \$19,047.38

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

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7. Old Business – None

8. New Business:

- Approval of Price Rite/SunKraft Electric Estimate for flow meter replacement at the pool - \$2,017.00 – ***Motion by to approve the estimate was made by Wil, second by Sherill, all in favor, motion carried.***

- Review/Approval of 2024 Annual Budget
Jamie reviewed the budget. She addressed the topic of insurance, stating recommendation was made to include at least a 35 to 65% increase for 2024. The budget committee included a 45% for insurance for 2024. Vendors are imposing anywhere from a 5-7% in services. Quotes cannot be obtained in advance for any of the maintenance items – we must place funds in the budget for those items. Hurricane deductible of \$20K must be placed in budget. Maintenance contract – this have been separated into two categories, a maintenance contract and a janitorial service contract. Paver cleaning and sealing – we advised this should be done every 3-5 years. Pool area and clubhouse pads were done in 2023, divided the remaining area into groups over the next 3-5 years, allocating funds for that expense.

Wil commented on specific line items on the budge, indicating that insurance is the largest increase.

General and Admin – legal fees may increase due to the Publix situation.

Grounds – Lawncare expenses go up and this transfers to the clients.

Maintenance contract – a savings of \$10K by two companies

Palm tree trimming – there are over 300 palms and close to 1,000 trees overall in the community.

Residents want new sod – this is an additional expense in grounds maintenance.

Hammock maintenance was done once a year \$11K or more, now we have a company that comes out once a week to address the clean-up as needed.

Irrigation Expenses – the system is older and it takes a lot to keep things running smoothly.

General maintenance – This includes items such as electrical panel replacement, photocells in lights, and general items that need maintenance or repair.

Pool – The spa costs the association an extreme amount of money each year and since it's an amenity it can't be closed, This requires a unit owner vote.

Cable – If we renew the bulk service agreement the cost will be reduced.

2024 Budget Consideration: ***Motion was made by Jamie to approve the 2024 budget with income and expenses of \$906,240.00, motion was second by Donna, Wil and Sherill in favor, Gary opposed, motion carried.***

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2024 Assessment Consideration: (2023 current assessments are \$415 per month)
Motion to approve the monthly assessment for 2024 at \$590.00 per month, each due and payable on the first of the month of each month. If payments are not received within 30 days of the due date, late fees and interest will also be due and payable on the account. *Motion was made by Jamie, second by Donna, all in favor, motion carried.*

Consideration of Management Fees: There is no increase in management fees. The fee will remain at \$1700 per month for 2024.

9. ARB Approvals

206 PSP – Pavers

Motion to approve by Wil, second by Sherill, 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 7:10 pm.

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

Meeting minutes respectfully submitted by:
Brenda Clark, LCAM

APPROVED: November 15, 2023