

**PARKSIDE OF ONE BAYSHORE
CONDOMINIUM ASSOCIATION, INC.
APPROVED MINUTES
MONTHLY BOARD OF DIRECTORS MEETING**

DATE:	November 21, 2011
TIME:	11:00 am
PLACE:	FITNESS CENTER - 275 BAYSHORE BLVD.

- I) CALL TO ORDER - The meeting was called to order by Jason Barrett at 11:05 am.
- II) ROLL CALL – Board members present were Jason Barrett, Veronica Bazarte, George Jennings. Board members absent were Lori Watson and Ben Perez. Susan Thomas, LCAM, was present.
- III) APPROVAL OF BOARD MEETING MINUTES- October 18 and November 14, 2011 Minutes
A motion was made by George Jennings to approve the Annual Membership Meeting Minutes dated 10/18/2011 in accordance with Roberts Rules of Order. The motion was seconded by Veronica Bazarte. A vote was taken and the motion passed, 3-0.
A motion was made by Veronica Bazarte to approve the Organizational Meeting Minutes from 10/18/2011 and the Closed Board Meeting Minutes dated 11/14/2011. The motion was seconded by George Jennings. A vote was taken and the motion passed, 3-0.
- IV) DELINQUENCY UPDATE - Jason Barrett updated the members on the current delinquency status. As of 11/18/2011, the delinquent assessment balance was \$279,695.83. Five accounts are on attorney status. The Commercial Condominium owes \$217,661.00 of the total amount due.
- V) DIRECTOR & COMMITTEE REPORTS - There were no reports submitted.
- VI) MANAGEMENT REPORT – Susan Thomas provided the management report.
- VII) NEW BUSINESS
 - A) Consideration and Adoption of the 2012 Budget – George Jennings made the motion to adopt the 2012 budget. The motion was seconded by Veronica Bazarte. A vote was taken and the motion passed, 3-0.
 - B) Consideration and Adoption of Amendments to the Rules & Regulations
 1. Risk of Loss – Section IV – George Jennings made the motion to approve the removal of the Florida Statute requirement since the statute was repealed. The motion was seconded by Veronica Bazarte. A vote was taken and the motion passed, 3-0.
 2. Unit Access - Section XIII – Veronica Bazarte made the motion to delete the sentence, “Unit keys will only be used to access units in case of an emergency.” The motion was seconded by George Jennings. A vote was taken and the motion passed, 3-0.
 3. Rental and Guests – Section XVII - George Jennings made the motion to approve the addition of the sentence, “Unit Owners who are not current on their maintenance fees may not have guests staying in their units for longer than 30 consecutive days. The motion was seconded by Veronica Bazarte. A vote was taken and the motion passed, 3-0.
 4. Pets – Section XVIII – Veronica Bazarte made the motion to remove the word curbed and add “permitted to enter the landscaping beds, shrubbery, gardens or other public spaces, and may only walk in designated grassy areas or pet walk areas.” The motion was seconded by George Jennings. A vote was taken and the motion passed, 3-0.

- C) Fidelity Bond Coverage – The discussion was tabled.
- D) Gasparilla – Plans and Approval of the Smith Fence Quotes – Veronica Bazarte made the motion to approve the Smith Fence quote for the installation of perimeter fencing during the Gasparilla event. The motion was seconded by George Jennings. A vote was taken, and the motion passed, 3-0.
- E) Ratification of Legal Issues – Veronica Bazarte made the motion to ratify the decision to approve the attorney’s recommendation to proceed with an association foreclosure on Unit 1407; to accept the recommendation to revise the payoff amount for Unit 1706 to bring it into compliance with FL Law; and to approve the drafting and recording of the Notice of Commencement for the garage restoration project by the Association’s attorney contingent upon the Master Association allowing Parkside residents to park in the fenced in, grass lot. The motion was seconded by George Jennings. A vote was taken and the motion passed, 3-0.
- F) Disaster Planning- Jason Barrett made the motion to appoint Veronica Bazarte as the Designated Disaster Coordinator and Information Facilitator if a disaster or emergency occurs. The motion was seconded by George Jennings. A vote was taken, and the motion passed, 3-0. Veronica Bazarte accepted the appointment.

VIII) OLD BUSINESS

- A) Garage Decking Restoration Project Update
 - 1. Parking lot attendant – Veronica Bazarte made the motion to approve the hiring of a parking lot attendant using A-1 Temps Agency at the billing rate of \$18.00 per hour. The attendant’s rate of pay will be \$12.00 per hour. The motion was seconded by George Jennings. A vote was taken, and the motion passed, 3-0.
- B) Leak and Fountain Issue Update – The manager provided an update about the leaking wall on the 6th floor and fountain repair.
- C) West Trash Chute Room Restoration Project – The plans and specifications for the repair of the West Tower Trash Chute room have been furnished by Ted Graham of Kerns-Whitehouse & Associates.

IX) INFORMATION ITEMS

- A) Main Line Clearouts-November 21 – 23
- B) GPI Thanksgiving Celebration on November 23
- C) Garage Decking Restoration Project starts November 28
- D) Fire Extinguishers Inspection December 6

X) ADJOURNMENT – George Jennings made the motion to adjourn the meeting. The motion was seconded by Veronica Bazarte. A vote was taken and the motion passed, 3-0. The meeting adjourned at 12:32 pm.

The minutes are respectfully submitted,
Susan Thomas, AMS

Approved Date: 12/19/2011