

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

DATE:	September 20, 2011
TIME:	6:30 P.M.
PLACE:	FITNESS CENTER - 275 BAYSHORE BLVD.

- I) CALL TO ORDER – The meeting was called to order at 6:31 pm by Lori Watson.
- II) ROLL CALL – Board Members present were Lori Watson, Jason Barrett and Veronica Bazarte. Board Members absent were Elizabeth Clifford and Marlene Gregory. Community Association Manager, Susan Thomas, was present also.

III) APPROVAL OF BOARD MEETING MINUTES- July 19, 2011 & August 26, 2011 Minutes

A Motion was made by Veronica Bazarte to approve the minutes from the July 19, 2011 and August 26, 2011 meetings. Jason Barrett seconded the motion. A vote was taken, and the motion passed, 3-0.
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- IV) DELINQUENCY UPDATE – Lori Watson updated the members on the current delinquency status. As of September 16, 2011 the delinquent assessment balance was \$264,380.33. Five (5) accounts are on attorney status.
- V) DIRECTOR & COMMITTEE REPORTS – There were no Director or Committee reports.
- VI) MANAGEMENT REPORT – The manager’s report was submitted by Susan Thomas, AMS.
- VII) NEW BUSINESS

A) Resolution-Written Inquiries

A motion was made by Veronica Bazarte to adopt the Written Inquiries Resolution as recommended by the Association’s Attorney. Jason Barrett seconded the motion. A vote was taken, and the motion passed, 3-0.
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- B) Guests-Guest parking and other rule changes – Discussion regarding the definition of the word guest and how long a guest can remain on the property took place. In addition, further discussion about the right of access to each unit also took place. Manager to draft proposed rule change wording with regards to these two rules.
- C) Pet violations-allowing pets to walk in landscaping beds - Discussion regarding the current pet rule about allowing pets in the landscaping beds and use of the word “curb”, as in “curb your pet” in the current rules and regulations. Manager to draft rule change proposed rule change wording.

D) Purchase of umbrella and stand for the pool deck

A motion was made by Veronica Bazarte to approve the purchase of a new umbrella and umbrella stand for the pool deck. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed, 3-0.
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E) Proposal to maintain pool drain covers – Manager to obtain two more quotes.

F) Proposed Change Order for the removal of the existing ribbon curb

A motion was made by Veronica Bazarte to approve the change order to remove the 84' of existing ribbon curbing in the courtyard and to replace with brick pavers. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed, 3-0.

G) Recommendation from Kerns Whitehouse regarding the West Trash Chute room

A motion was made by Veronica Bazarte to accept the recommendation from Ted Graham, Engineer from Kerns-Whitehouse for the improvements to the West Trash Chute Room. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed, 3-0.

H) Installation of hose bibs on each garage deck level - The Board Tabled the decision regarding the installation of hose bibs on each garage deck level. Manager is to include this work as a wish list item for budget year 2012.

I) Letter regarding pets in the elevator – The Board reviewed the letter written about the pets in the elevator.

J) Security services for the Flug Tag event

A motion was made by Veronica Bazarte to approve the Shomere Security proposal for the hiring of two, armed security guards for the Flug Tag event scheduled on 10/8/2011. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed, 3-0.

K) Pine bark proposal – The Board denied the request to install pine bark mulch.

L) Trinicon-Certified Restoration & Reconstruction

A motion was made by Veronica Bazarte to accept and sign the Emergency Response Agreement with Trinicon, LLC. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed, 3-0.

### VIII) OLD BUSINESS

A) Garage Deck repair

Jonathan Ellis was able to secure a discount towards the purchase of the TREMCO product. With this in mind, a motion was made by Veronica Bazarte to approve the proposal from RL James to remove and replace the waterproofing membrane on the ramp and second level of the parking garage and the resloping of areas on the level two of the parking garage to ensure proper drainage. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed, 3-0.

B) Ratification of landscaping company change

A motion was made by Veronica Bazarte to ratify the decision to change the landscaping company who installed the new plants in the landscaping bed next to the pedestrian walkway from Cornerstone Solutions to Bratton Landscaping. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed 3-0.

- C) Ratification of completion of fountain repairs-Pool Deck-Ratification of Engineering services and testing to verify leak locations

A motion was made by Veronica Bazarte to approve the completion of the repairs to the fountain as proposed by Mitchell Construction. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed, 3-0. Furthermore, a motion was made by Veronica Bazarte to ratify the decision to approve the Kerns Whitehouse proposal for engineering services and the recommended destructive testing on the fountain to verify leak locations. The cost of the testing is not to exceed The RL James proposed amount of \$1,890.00. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed, 3-0.

- D) Ratification of the approval of the proposal to replace duct detector

A motion was made by Veronica Bazarte to ratify the CFC proposal to replace the defective duct detector. The motion was seconded by Jason Barrett. A vote was taken, and the motion passed, 3-0.

IX) INFORMATION ITEMS

- A) First Notice of Annual Membership Meeting was mailed August 17 and the 2<sup>nd</sup> notice and budget meeting notice was mailed on October 4, 2011.  
B) Quarterly Fire Sprinkler Inspection completed on 9/20/2011.  
C) Managers meeting was on 9/23/2011 12:00 – 4:00 pm at GPI  
D) Susan Thomas was on vacation from Sept 26-Sept 30. CAM Don Coryel was onsite during the week as a temporary replacement during Susan's absence.

- X) ADJOURNMENT – Veronica Bazarte made a motion to adjourn the meeting. Jason Barrett seconded the motion. A vote was taken, and the motion passed 3-0. The meeting adjourned at 8:22 pm.

Respectfully submitted,

Susan Thomas, AMS  
Community Association Manager