

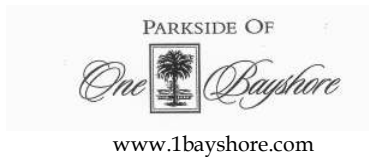
*Parkside of One Bayshore
Board Update
June 2006*

Summer has arrived, the weather keeps getting hotter and muggier – and another Hurricane season is here. Remember to prepare your patio area if you are going out of town. With 100+ MPH winds any item on your patio may become a deadly projectile. Please bring everything into your unit prior to leaving on vacation as well as during any storm threat.

The building continues to improve. Marie Price (On-Site Community Association Manager), and Tony Pagan (Maintenance Supervisor) have done wonders identifying items that should have had regular preventative maintenance, but were ignored (items like our backup generator). They have established regular maintenance routines (and have them documented as checklists). In addition to the preventative maintenance, Tony is addressing many other issues in the building. The board has been hearing many positive remarks about the new management and we really appreciate everything they are doing for us.

Greenacre properties is working with the board to reconcile our financials. Now that we are getting accurate information and can actually review invoices, we are getting our financial house in better shape. All of our contracts are under review and we are getting bids from other vendors to see if we can lower our monthly expenses or improve the service from the companies we currently use.

One final note on the association management company – we were able to come in significantly under budget for setting up their office. Thanks to Elizabeth Clifford for finding the desk in the lobby at a great price. We also purchased a desk for the management office in the service hallway and a desktop computer. Eddy Midyett was kind enough to purchase a printer/fax/copier for the office.



Emergency Contact Information Update

The response to our request for emergency contact information has provided information on 66 of the 103 units in the building. We are still looking for emergency contact information from 37 units (both owners and renters).

If you have not responded, you will be receiving a personal reminder. Please go to our website www.1bayshore.com and click on the emergency contact link and provide your contact information.

Emergency Access Request

If you have changed the lock on your door, please provide the community association manager with a copy of the key. We maintain a secured set of master keys for all units. This will allow access into your unit for emergency use only (such as fire and medical issues).

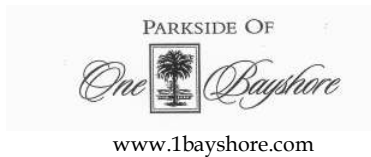
All owners must provide a key to the residential unit as well as storage spaces. Should management or the fire/police departments not have access to any unit, the door and/or lock will be broken to gain access. The owner(s), not the association will be responsible for any damage to his/her door/frame/lock.

Engineering Review

The board has asked Crane Engineering to issue the final report. We will review the report and Crane will have someone attend a meeting to address issues and concerns. A copy of the report will be posted on the website.

Building Security

We are getting quotes for a camera system in the building. We will keep you updated.



Messages from the Community Association Manager

- Move in /Move Out / Deliveries – All deliveries, with the exception of flowers or small packages, must be made through the “East” service entrance. There will be no exceptions. Upon arrival, they must call you to announce they are on site. It is your responsibility to let them into the service hallway.

Exterior doors must not be blocked or tied open.

All trucks must park in the loading/unloading area on the street. There will soon be a sign designating this area.

Management must have no less than 24 hours notice to enable maintenance to pad the walls and floor of the service elevator.

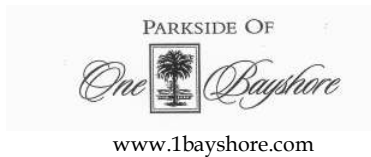
The passenger elevators are not to be used for moving or deliveries.

You must pick up the elevator key the day of the delivery/move at the office and it must be returned to management when the move/delivery is completed.

- Please do not leave Publix carts in the hallways, garage landings or service hallway. This is against fire code and also against the law to remove the carts from the Publix Parking lot.
- Please do not block the “Exit” doors on the garage elevator lobbies with the shopping carts and/or the luggage rack. The Fire department can fine the association and possibly force us to remove these items.

Rules and Regulations

The Community Association Manager has advised the board that our current rules and regulations are not adequate. A committee has been formed to work with Marie Price to update the rules. Recommendations will be presented to the board for review, revision, and approval.



Reminder of the Month

Please be considerate of your neighbors and keep noise to a reasonable level. Noise can easily carry between floors and through the pipes in the walls. When entertaining, please make sure to lower the volume of stereos after 11:00 PM. We have residents that work many different hours and seven days of the week.

Another area for noise problems is from the patio areas. There have been several parties that have been reported on the patio areas late into the night. The noise easily travels through the windows and can disturb residents in nearby units.

Elevator Lobby Flooring

The board recognizes that the flooring in the elevator lobbies of several of the garage decks are not in great shape. We have an estimate for the same tile that was used in the elevators as well as the high-end vinyl mentioned in prior newsletters. We are researching other options that may be lower in price, but will still look appropriate for our building. Bear with us as we address this issue.

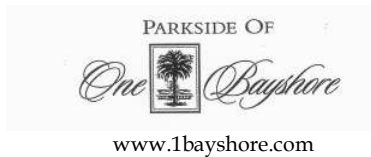
Personal Property in Common Areas

As mentioned in the last two newsletters, the board addressed the issue of personal property in the common areas. A final decision was made at the May board meeting. Common areas must reflect a cohesive design. Personal Property placed in the common areas will require approval by a committee made up of the board of directors. Temporary items such as holiday decorations would also require the committee's approval with timeframes as to when it should be displayed. Committee approval is not required for small religious icons on doors. We will start enforcing this new rule as of July 1st. Please remove all personal items from the hallway areas.

Remember this?



October 25, 2003. Our building has finally risen above the ground. It seemed the construction crew pushed dirt around for months. Groundbreaking had occurred back in July. This picture shows the forms for the West Elevator. It was shot from the Publix parking lot, looking towards 345 Bayshore.



Classified Ads

As a service to the residents, we will accept classified ads for publication in the newsletter. In order to keep this under control, we will only accept items for sale or items wanted from private individuals (no commercial requests please). An item may only be published for a maximum of two months.

Wanted: Indoor Storage Space – contact Greta Meeks at 813-251-1850

Wanted: Parking Space in Parkside Garage – contact Katherine Morris at 412-580-8704

Parkside of One Bayshore Board of Directors
Debbie Gallagher, President
Bill McKnight, Vice-President
Don Disler, Treasurer
Eddy Midyett, Secretary
Blannie Wheelen, Member-at-large

Community Association Contact Information

Marie Price – CAM

Office Phone: 813-253-5315

Emergency after Hours: 813-600-1100

Email: parksidecondoi@aol.com