

## Presidents Message

It's SPRING! What a great time of year for us all at Parkside! We, as a board, have been working really hard for all of our members. We've been involved with a lot of projects which you'll see in the details of this newsletter. Suffice it to say, that many of our big issues are being addressed and resolved. We are focusing on improving building security and fixing some long-term maintenance problems.

We have good news on our insurance. With the help of our management company, Greenacre Properties, we have been able to greatly reduce our expected premium. This will allow us to reserve funds to help pay for our 2008 insurance.

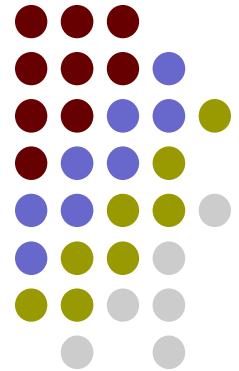
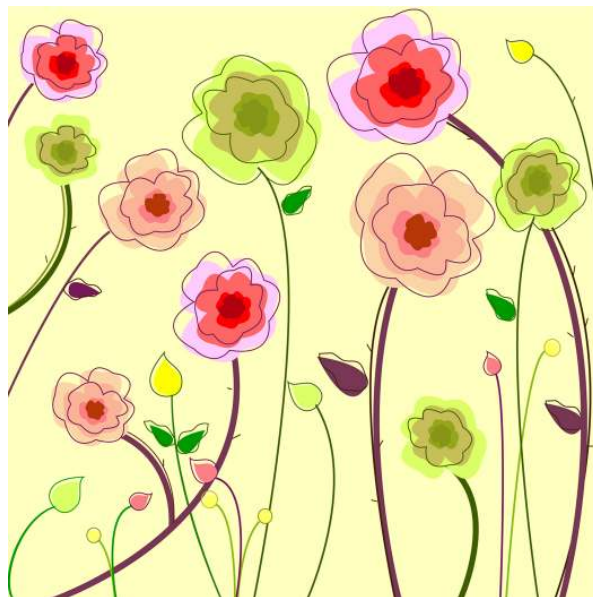
Be sure to attend our next board meeting for updates on all these exciting topics!

Respectfully submitted,  
Debbie Gallagher  
President

## What's Inside?

This month's topics include:

- Building Update
- Ding-Dong the Cones are Gone
- We Need your Input
- Monthly Reminders
- Support Downtown Businesses
- Message from the CAM
- Bayshore Condo. Council



## Building Update

The board approved a few items that will resolve some long-term problems which we have been experiencing:

**Hallway Paint** – the purchase of 11 gallons of touch-up paint has been approved. The samples that were provided look really good. As mentioned last month, Tony will be working his way through the building touching up the marks on the walls. He still has to work on the normal day-to-day building maintenance, so it may take him a little while to complete the entire building.

**Security Cameras** – Don Disler, Corinne Disler, Alex Gonzales, and Marie Price met a 2<sup>nd</sup> time with Semens Electrical to discuss the security camera installation.

We viewed samples of the equipment and walked the building to discuss the installation. We were impressed with their concern about the appearance of the final product, making sure that wiring would not be visible, and that the resolution from the cameras would meet our needs.

The board has requested a contract for the purchase and installation of the system.

Once the contract has been reviewed by legal, we will be able to do a final vote on the contract at the April board meeting.

We would like to thank Alex Gonzalez for handling the negotiations for this contract. The board appreciates community involvement and Alex's assistance really paid off for all of us.

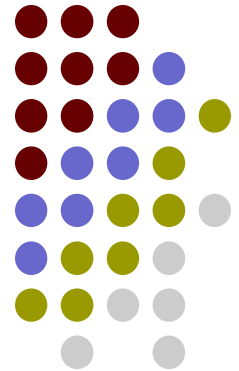
### **Parking Garage Elevator Lobby**

**Flooring** – The board approved installation of a high-end vinyl product for the parking garage elevator lobbies. The finished product will give the appearance of a dark grey slate. It is very durable, easy to maintain and carries a 10 year commercial warranty. We expect this product to last for many years to come. Everyone in attendance at the meeting had positive comments after viewing a sample.

We have finalized contract details and have sent the deposit to the vendor. We expect the work to occur in late April.

**Sewage Smells** – The builder has told us that the sewage smells are potentially caused by the use of incorrect filters on the common area A/C units.

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## Building Update — cont.

The correct filters are expensive and we wanted to ensure that we purchased filters that meet the builder's specifications. We received the confirmation on April 5<sup>th</sup> and installed the new filters early the following week. We are now monitoring the situation to see if this resolved the problem.

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## Ding-Dong the Cones are Gone

As you are probably aware, we have had orange cones covering the installation site of two bollard lights (these are the lights that line the entrance into our driveway). These two lights were continuously being hit by vehicles and incurring repair costs up to \$3,500. The board has decided the easiest solution is to permanently remove the two fixtures and then install new pavers to match the rest of the brick in this area.

This work was done in late March and the area looks much better. The board may consider other options in the future, such as in-ground lights, different fixtures, etc.

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## We Need Your Input

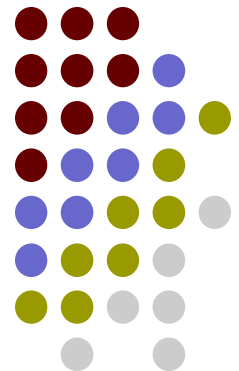
At the March board meeting, there were two topics that the board tabled until the May meeting to give residents a chance to voice an opinion.

**Front Door Entry Codes** – We have already implemented a process to modify front door entry codes whenever someone moves out of a unit.

Most codes have not been changed since the building was turned over to residents, which presents a major security issue for our building. This means that the builders, their contractors, sub-contractors, pizza delivery people, etc all have valid codes to get into our building. We are considering doing a one-time change to all codes. We will not specify the details in this newsletter, but we have a plan to make the codes fairly simple for residents to remember.

We need to know if you have strong objections to the plan to change front door access codes. If we do not hear from you, the Board will vote to change these codes and implement the changes within the next few months.

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## We Need Your Input - cont.

**Bike Racks** – A couple of our residents requested the installation of bike racks in the parking garage. The board would like the input of the residents on this topic.

Would you use the bike racks? Where could they be installed? How do you suggest we monitor them for abandoned bikes? How should they be allocated?

If you have concerns or input on either of these topics, you can send the information to the board via the website ([www.1bayshore.com](http://www.1bayshore.com)) or attend the May meeting to present your thoughts in-person

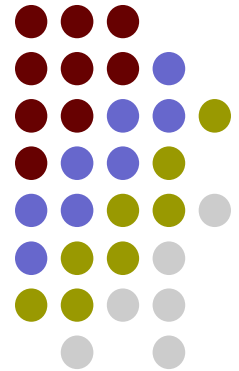


## Reminder of the Month

Missing a newsletter? Need to check the Condo Rules and Regulations? All of this information can be found on our website. Click on the “Documents” button. We keep an extensive library of documents related to our condominium. Prior newsletters are available. We also post the board meeting minutes once they have been approved. The Parkside rules and regulations, by-laws, and articles of incorporation are all available for download.

You may, at some time, experience a leak in your unit from your appliances such as a dishwasher, washing machine, hot water heater or even your sink or bathtub. If this should happen to you, please be a good neighbor and contact the residents adjacent to and below your unit. They may be trying to solve the mystery of where the water leaking in the walls of their unit is coming from. Untreated wet drywall and carpet can lead to mold and mildew problems which may be costly if not corrected quickly. If leaving your unit for an extended time, you should turn off the water to your unit. This can be done with the switch located near your hot water heater.

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## Bayshore Condominium Council

The Bayshore Condominium Council is a group that represents the interests of the approximately 2,500 condominium owners along Bayshore Blvd. The Council was formed in 2005 and has representatives from each condo tower North of Gandy Blvd with the exception of the two newest (Alagon and the Bellamy).

The primary purpose of the council is to share information between associations such as vendor performance, pricing, and new laws that affect condominiums. They are working towards getting group pricing on services and equipment as well as shared services between associations.

They are active in dealing with the City and County governments to ensure that the interests of the Bayshore condominium owners and residents are understood by the City Council and County Commission. They were very active in the process of stopping the installation of the new lighted Tampa General signs on Bayshore and worked with the Monte Carlo to have the City remove the Stormwater pump that was installed in the median.

Don and Corinne Disler represented Parkside at the March meeting. Topics covered included a discussion on the law requiring condominiums to have an Emergency Operations plan and a backup generator. They discussed the impact of the potential designation of the area as a scenic corridor.

The meetings will be held every other month and we will have at least one member of the Parkside board attend each meeting. If you have any issues that you would like brought before the council, please contact Don or Corinne via the website or at 813-383-1913.

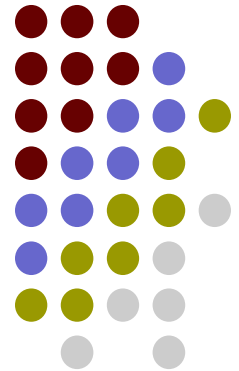
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## Messages from Marie

See a light out? Call, email, or stop by the office and let us know the location.

Front Door Sensors: There has been an intermittent problem with the doors to the West tower door unlocking. Service has been called and we are working on the problem. If you try to exit the building and the doors do not open, there is a green button on the wall that will release the lock.

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## Messages from Marie - continued

*A/C Maintenance Offer:* The Company that services the association's air conditioners, Climate Design, is offering residents a \$20 discount on annual servicing if we get enough people signed up. We need 25 or more signatures for this special offer (\$65 instead of the normal \$85). So far we have only had 13 people sign-up. The sign-up list is in the office. You can stop by or call and we will add you to the list. Hot weather is coming and we need to finalize the list soon. Don't forget to change your A/C filter monthly. It saves on your electric bill and extends the life of your A/C system.

*Welcome New Residents:* We would like to welcome everyone who has moved into the building over the last couple months: Chris Eagan and Larry Kobicka, Brian Marshall and Angela Taylor, Miguel and Sandra Mazariegos, and Gina Verrasto.

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## June Newsletter

Due to vacation schedules, we will not be publishing a newsletter in June. The July newsletter will be delivered at the usual time.

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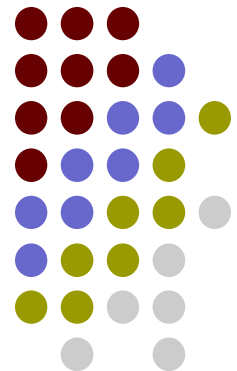
## Support Downtown

Since our building sits directly outside of downtown Tampa, the growth of the downtown area directly affects our property values. As more residents move into downtown we can expect to see more restaurants and retail business's that are open in the evening and on weekends.

This is an exciting time for Tampa. Skypoint is scheduled to open at the end of the month. The builders of Skypoint, Novare Group, do not seem to be afraid of the downturn in the condo market. They are actively building and selling "Element" which is next door to the Teco building. They just received approval from the City Council for their 4<sup>th</sup> building called "Twelve" which will be a 47 story condo/hotel building across from the new Museum of Art. These 3 projects can bring 1000 new residents to the downtown area.

There are several downtown restaurants that are open in the evening, and are walking distance from our building. Until the residents of these buildings start moving in, the downtown businesses need our support.

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## Support Downtown - cont.

I've written about some of the restaurants in prior newsletters, but here is a quick list of restaurants that are open for dinner:

Corner Thai – next to Tampa Theater

Fly – on North Franklin Street

Spain – located on Tampa Street near Twiggs

Ashley Street Grill – Located in the Sharaton on Ashley Street

The Jerk Hut – On Twiggs near Tampa Street

Shalimar – Off Jackson close to the County Building

Asian – across from the County building

Starbucks – in the Embassy Suites Hotel

A new pizza restaurant, Westshore Pizza, will be opening soon on Franklin Street between Twiggs and Madison.

Restaurants are also available in the hotels (Marriott, Hyatt, and Embassy Suites).

These are the restaurants that I am aware of. There may be more. If you know of any other locations, please let me know via the website and I will publish the information in the next newsletter.

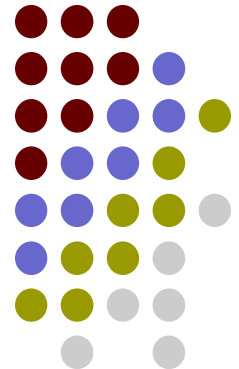
So, take advantage of the beautiful weather we are experiencing this time of year, and take an evening stroll into the City for dinner.

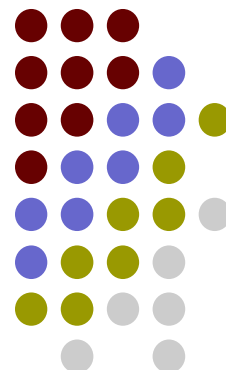
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## Financial Update

Due to space limitations and a later than normal delivery of the monthly financial reports, we will publish the March financial update in the May newsletter.

If you would like to see the updated information prior to May, please use the "contact us" page on the website and I will forward a copy to you.





**July 17, 2004:** Progress continues. The exterior walls are still going up on the East Tower, but paint has started on the West tower.

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## Your Board of Directors

Debbie Gallagher, President  
Eddy Midyett, Vice-President  
Don Disler, Treasurer  
Adrienne Beck, Secretary  
Corinne Disler, Member-at-large

### Management Contact:

M. Marie Price – LCAM  
Office Phone: 813-253-5315  
After Hours Emerg.: 813-600-1100  
Email: [parksidecondoi@aol.com](mailto:parksidecondoi@aol.com)

## Board of Directors Meetings

3<sup>rd</sup> Tuesday of every month  
**Location:** Fitness Center – 6<sup>th</sup> floor  
**Time:** 6:30 PM  
**Next board meeting: 5/15/2007**

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### Contact Information

Newsletter: Don Disler  
Website: Corinne Disler

Email for the board, newsletter, and website: [webmaster@1bayshore.com](mailto:webmaster@1bayshore.com)