

## Presidents Message

The board has been working on our 2008 budget, a very important topic for all owners. We expect to complete the budget at our August board meeting so that it can be printed, mailed and approved at the September meeting.

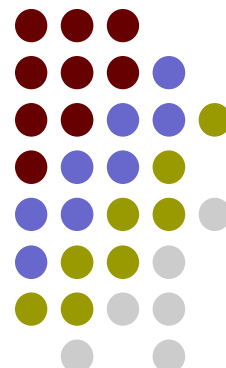
In addition, the October annual election for the board of directors is fast approaching. As you will see in this newsletter, all 5 seats expire and will be up for election. The current board members encourage anyone who is interested to run for a seat. While serving on the board is an investment of your personal time, it is an important function and affects our community greatly. Please consider this important endeavor!

Thanks and have a great month.  
Respectively Submitted  
Debbie Gallagher  
President

## What's Inside?

This month's topics include:

- Building Update
- Monthly Reminders
- New Downtown Restaurants
- Retail Space Update
- Access Code Changes
- Budget Workshop
- Rules and Regulation Updates



## Building Update

**Security Cameras** – The installation of the security cameras has been completed. We now have 12 cameras that monitor the front door to both towers, the main lobby and elevator lobby of both towers, the gate and door on the 2<sup>nd</sup> floor parking garage, the service hallway entrance, as well as the pool area.

The system has a monitor in the office and a digital recorder than can store 2 weeks worth of footage. We have the ability to re-view the footage from all of the cameras, and archive the data to a CD-Rom or thumbdrive.

In addition to our cameras, the retail space installed cameras on the 2<sup>nd</sup> floor parking garage and around the exterior of the building. They are also utilizing digital recorder technologies.

Both systems combine to give us extensive monitoring of the common areas around the property. We plan to use footage from the cameras to help track down people who damage the property, violate rules or cause other problems. We will also use the footage as evidence to fine rule violators.

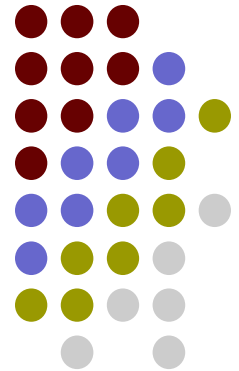
## Lobby Flooring and Furniture Upgrades

– Elizabeth Clifford presented several design options for replacement of flooring in both lobbies. The board selected one of the designs as well as tiles. We are in the process of getting pricing estimates. The first 3 estimates provided to the board vary in price by more then \$20,000. Due to the wide variation in pricing, we are getting 2 additional estimates to help the board make and informed decision. If everything progresses as planned, we should be able to vote on a proposal in August with installation in September or October.

The design will replace all lobby carpet with granite tiles. The black tile that is in the east tower will be expanded, and a complementary brown tile will run from the front to the back of the lobby. The same tile and a similar design will be installed in the West tower.

We will post the plans and sample tiles in the mail room so that everyone can see what we are planning.

**Landscaping** – The master association is dropping the



**Continued on next page**

## **Building Update Continued:**

landscaping contract with our current provider. A new landscaping company will start taking care of the property at the beginning of September. We are hopeful that we will see an improvement in our buildings appearance.

We have notified the master of a few problems, such as the dead grass along the sidewalk on Platt street, the missing mulch, broken lights and sprinkler heads in the Aids Park, as well as the appearance of the empty lots around our building.

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## **Access Code Changes**

The letter with information on access code changes has been mailed to affected residents.

The changes will be implemented at the end of August.



## **Retail Space Update**

The work on the majority of the East tower retail space has been completed. The space that was used for the "C" model center and the temporary Philips Investment offices will be modified to complete the East tower space. Work will then start on the West Tower retail space.

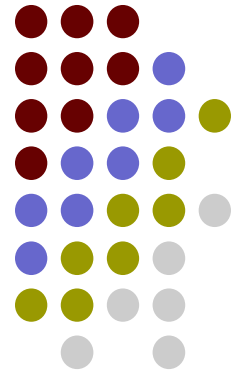
Philips has a letter of intent from a national coffee chain to lease space in the West Tower. They have requested the addition of a doorway that would lead out to the south side of the building. The board will consider this modification upon receipt of the appropriate paper work.

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## **Reminders of the Month**

**Front Door Security** – It is up to each resident to ensure that our building is secure. I have seen several instances where a resident opens the door for someone they do not know. Please do not let unidentified people into the building. If they do not have an access code, or you do not personally know them – do not let them into the building.

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## Reminders of the Month Continued:

Do not share your access code with vendors. If you need a temporary code setup, please let Marie know and she will take care of it.

**Elevator Clean up** – Please clean-up any liquid that you spill on the elevator flooring. We have found pet accidents, spilled drinks, and wet residents that come from the pool and drip on the floor. The tile is very slick when wet and it is your responsibility to clean up your messes.

**Bikes on ramps** – We have a resident who has been riding his bike down the ramp in the parking garage. This is very dangerous. As you know the corners are tight and visibility is minimal. It is hard enough to see another car on the ramp, but bikes are invisible.

This same person rides at high speed off the ramp and past the front doors. This is dangerous for pedestrians that may be crossing the ramp. Bikes are quiet and pedestrians are not looking for them on the ramps, so it is a matter of time until there is a collision.

**Parking** – Please pull your vehicle as far forward as possible in your parking space.

Several residents park away from the wall and it makes our already very narrow parking garage considerable more difficult to navigate.

**Recyclables** - Someone has been leaving their recyclables in the service hallway. Please take them outside and place them in the correct recycle bins.

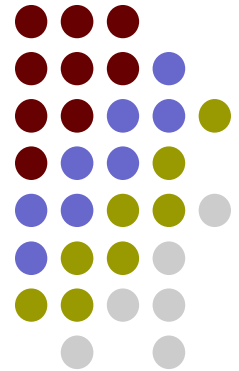
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## New Downtown Restaurants

There is a correction to the July Newsletter. Malio's is located in the Sykes building, which was misidentified in the original article.

We had dinner at Malio's in July. Very pleased to see large crowds and a large waiting line. The food was normal high-end steakhouse fare, similar to Ruth's Chris, Mortons, or Flemings. The food was very good, but a little pricy with everything ordered ala-carte. It is exciting to see a high-end restaurant in the downtown area.

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## Budget Meeting

The board held the initial budget workshop at the July board meeting.

The primary issue is adding a security guard into our budget to start in 2008. Adding security would increase our maintenance fees and the board is aware that everyone would like to keep our fees as low as possible.

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## Rules and Regulations Updates

A committee was formed in 2006 to look at the association's rules and regulations document. Several recommendations were made resulting in adoption of new rules and regulations.

The board submitted these changes to our attorney for review. Once we make recommended changes, the board will officially adopt the new rules and regulations. Copies of the revised rules will be sent to all owners prior to the board approval. Once the new rules are officially adopted, we will send copies to all residents and owners.

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## For Rent

2 bedroom / 2 bathroom condo unit 1003.

## For Sale

2 bedroom / 2 bathroom Penthouse unit 1702.

For information on either unit contact Anthony Acosta at [anthonyacostajr@aol.com](mailto:anthonyacostajr@aol.com) or 813-503-0365

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## For Sale

Delaware model - 2 bedroom / 2 bathrooms + den.

Contact Patty Clark at 813-240-6715 (Cell) or 813-839-5000 (office)

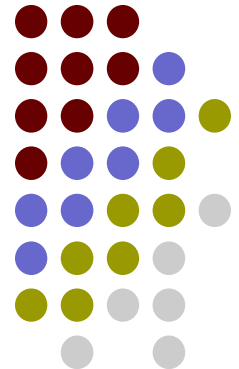
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## For Sale

Price reduced! Unit 502

Contact Kevin Freel C-21 Begins @ 727-410-8599 or website [www.kevinfreel.com](http://www.kevinfreel.com)

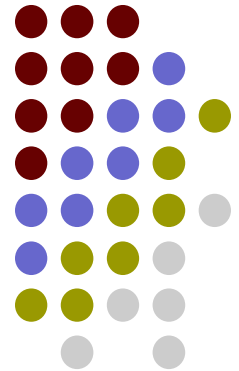
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**Financial Update**  
**6/30/2007**

The following table shows our forecasted financial position as of 6/30/2007.

As mentioned in the July newsletter, I am playing catch-up on the financial summaries this month. This is the financial summary as of the end of June.



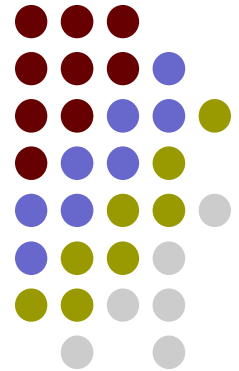
**Parkside of One Bayshore**  
**Financial Analysis Summary**  
**As of 06/30/2007**

	<b>Annual Budget</b>	<b>Estimated Annual</b>	<b>Difference</b>
<b>Total Income</b>	<b>758,212.00</b>	<b>790,863.76</b>	<b>32,651.76</b>
<b>Expenses</b>			
Administration Costs	107,768.00	118,755.81	10,987.81
Insurance	209,352.00	171,460.37	-37,891.63
Maintenance	180,420.00	179,702.95	-717.05
Utilities	168,610.00	154,488.03	-14,121.97
Reserves	150,344.00	151,200.05	856.05
<b>Total Expenses</b>	<b>816,494.00</b>	<b>775,607.21</b>	<b>-40,886.79</b>
<b>Income less Expenses</b>			<b>73,538.55</b>

**Financial Update**  
**7/31/2007**

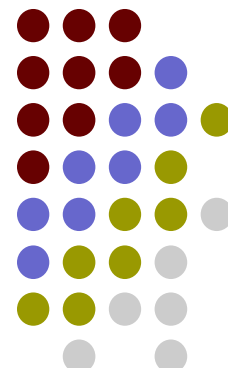
The following table shows our forecasted financial position as of 7/31/2007.

We have been doing well controlling expenses compared to our revenues. The good news is that we should have enough cash to update the lobby flooring without using reserves or doing a special assessment.



**Parkside of One Bayshore**  
**Financial Analysis Summary**  
**As of 07/31/2007**

	<b>Annual Budget</b>	<b>Estimated Annual</b>	<b>Difference</b>
<b>Total Income</b>	<b>758,212.00</b>	<b>793,975.11</b>	<b>35,763.11</b>
<b>Expenses</b>			
Administration Costs	107,768.00	118,235.09	10,467.09
Insurance	209,352.00	172,152.47	-37,199.53
Maintenance	180,420.00	173,228.68	-7,191.32
Utilities	168,610.00	155,476.84	-13,133.16
Reserves	150,344.00	150,853.33	509.33
<b>Total Expenses</b>	<b>816,494.00</b>	<b>769,946.41</b>	<b>-46,547.59</b>
<b>Income less Expenses</b>	<b>82,310.70</b>		



**September 2004:** Hardin had started taking down the crane, when one of the 2004 hurricanes started approaching Tampa.

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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: 9/18/2007**

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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)