

Presidents Message

The Board of Directors would like to wish you and your families a very HAPPY and HEALTHY NEW YEAR FOR 2007!

We've come a long way as a new association this past year. It's been a lot of hard work and attention on the part of all of us and we anticipate even more progress this coming year. With that in mind, I would like to remind the community that it takes all of us to establish and maintain an environment that is satisfactory to everyone. We have not had as much participation from the members as we'd hoped and would welcome all of your input, upfront, at our regular board meetings, which are held on the 3rd Tuesday of each month at 6:30 PM.

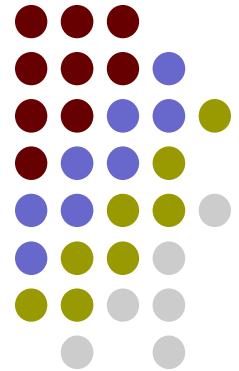
As we prepare for Gasparilla we are asking for the cooperation of all residents to ensure that this important, and fun, event goes smoothly and without incident for our building. Over the past year we've had some instances of vandalism which have cost all of us unnecessary expenses so please be vigilant and cognizant of our overall community as we enter 2007!

Debbie Gallagher
President

What's Inside?

This month's topics include:

- Gasparilla Update
- Engineering review
- Building Update
- Parking Update
- Computer Backups
- Monthly Reminders
- Message from the CAM



Gasparilla Update

The Gasparilla parade is on Saturday the 27th.

We are in a prime location for the invasion and parade. Tampa Police Department will be closing all roads around our building fairly early Saturday morning. Once this happens, you will not be able to get vehicles in or out of the area until sometime Saturday evening.

The sign-up for wrist bands will close as of **01/15/2007**. Please sign-up as soon as possible. You will not be able to get into the building without a wrist band.

The building will be completely fenced a few days prior to Gasparilla. There will be gates to allow vehicles into the driveway area and pedestrian access across Platt Street to Publix. In addition, there will be a gate installed across the entrance to the parking garage. We will close the Platt Street and garage entrance sometime between 10:00 AM and Noon on Saturday.

TPD closes the streets around our building fairly early in the morning. If you will need to use a car during the day, it is recommended that

you find on-street parking away from the building.

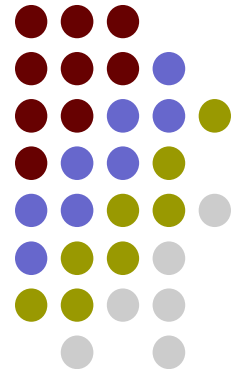
All furniture will be removed from the Lobbies on Friday and will be replaced on Sunday.

We will have 4 off-duty police officers providing security to the building. They will be checking wrist bands and will not allow anyone to enter the building without one. If you have guests arriving and they do not have a wrist band, you will need to meet them at the door and provide them with a wrist band to get them into the building.

It is against the law to throw anything from the balconies. Do not throw beads or any other items from the balconies. This includes liquids – do not throw beer, water, soda, etc from the balconies. You may be arrested for any of these actions.

Please be aware of your guest's activities while they are on our property. You may be held liable for any damages that are caused by your guests. Be aware of safe capacity limits for your balcony. Do not overload it with too many people.

Continued on next page



Gasparilla - continued

Due to the number of people that may be in the building, expect the elevators to be running at or near capacity.

Marie will be on-site Saturday to help direct the police officers and assist with any problems we may have. Tony will be in on Sunday to clean-up the grounds and replace the lobby furniture.

As the date approaches, please check the bulleting boards in the mailroom or the website. We will post all important messages at these locations. If you subscribe for email delivery of the newsletter, you will receive these announcements automatically.

Please enjoy the parade and festivities in the area. Be safe.



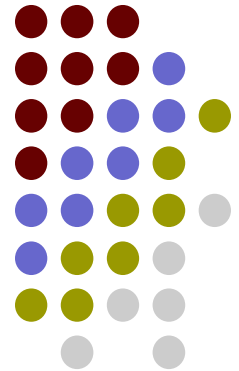
Engineering Review

The completed report has been presented to the developer. They have acknowledged receipt of the report and are in the process of reviewing it with the builder. Once the developer has completed their preparations, we will schedule a meeting between the developer and the association President to discuss next steps.

Parking Update

The decals have been received. The board is working on finalizing procedures to distribute the decals and monitor the parking areas. We are also working on completion of the software that will be used to record and track vehicle owners and decals.

The board voted to approve a towing contract with Ascension Towing. The contract has no cost to the association; all charges are paid by the vehicles owner. Ascension will be installing signs that meet legal requirements. We currently have no plans to tow vehicles from the property. The purpose of this contract is solely to have a method of removing vehicles if it becomes necessary (abandoned vehicles, etc).



Building Update

As mentioned in last months newsletter, Marie has been working on several items related to building maintenance and improvements. Last month we gave an update on a few of the higher priority items. While work continues on these items, we have been addressing many other issues. In addition to planning and coordinating for Gasparilla, we are making progress on the following:

Repair of Spire – As you are aware, the spire on the East tower was damaged by lightning several months ago. At the December board meeting we approved a contract to repair this spire. The board decided that we would not replace the metal spire. Instead the existing column will be cut below the damaged area and then topped with a metal cap to provide a finished look. We are considering removal of the spire on the short tower, but are researching if it can be secured to the building as opposed to removing it.

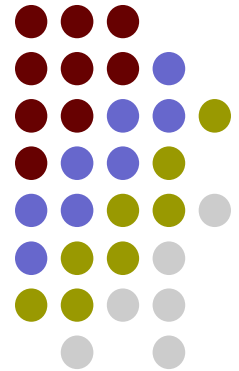
Front Door Codes – The access codes for the front door have not been changed/modified since the building was opened to residents.

Several residents have moved out and others have provided their codes to various guests, delivery services, etc. In order to improve security to the building we are working on a process to change codes for a unit anytime someone moves out. We are also looking at a process to change all codes on a periodic (possibly annual) basis.

Hallway Paint – We recognize that the paint in the hallways is not looking its best. We will eventually need to have the halls completely repainted, but in the short term we have purchased touch-up paint. Tony will start working his way through each floor to touch-up the major problem areas.

Flower Bed Mulch – Mulch was replaced around the trees on the south side of the building. We have a bid for replacement around the remainder of the landscaped areas. The board needs to review the bid and determine if we want to proceed.

Lights in Aid's Park – This is the responsibility of the master association. Marie has been working with the master association to fix the lights in the park. Burned out bulbs have been replaced. Replacement fixtures for lights that are beyond repair have been ordered.



Computer Backups

The association owns a computer system which the community association manger uses to run the day-to-day business of the building. This computer has had no method of backing up the data. To protect the information on the system, the board voted to purchase an external hard-drive and backup/scheduling software. We received both components and they will be installed and configured by the end of the month.

Reminders of the Month

January and February are very busy times for the downtown/ Bayshore areas of Tampa. We wanted to make you aware of some of these events, which could affect traffic in and out of the building:

Gasparilla Children's Parade – takes place Saturday 1/20/2007. The parade route starts at Bay to Bay and ends at Rome Ave. Major parts of Bayshore will be closed to traffic and you can expect more traffic and cars as people park in and around our area.

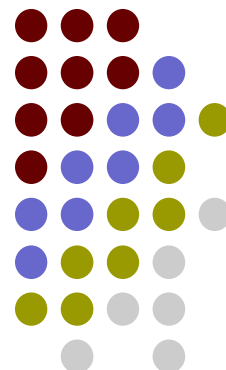
Gasparilla Parade – Saturday 1/27/2007. This is covered elsewhere in this newsletter, but all roads around the building will be closed from early morning until late afternoon/evening.

Gasparilla Distance Classic – Saturday and Sunday 2/17/2007 and 2/18/2007. This event consists of several running distance events. The routes start on the downtown side of the river, but cover Platt and Bayshore as well as Davis Island. The finish line is directly outside of our building on Bayshore. The races start early in the morning, but do not finish up until early afternoon. Roads around our building will be closed to traffic.

Gasparilla Arts Festival – March 3rd and 4th 2007. This event takes place downtown and does not directly affect traffic around our building. It draws a lot of people and is worth seeing. Art-work is judged and is available for sale.

Financial Update

Due to the early publication date, the budget update for December is not available. It will be published in the February Newsletter.



got liquor?
got wine? got beer?

Free delivery to One Bayshore!

Top Shelf Liquor-Wine-Cigars
813.661.1800
topshelfliquors@hotmail.com

Hello, this is Devan and Brij, residents of Parkside of One Bayshore. We would like to inform you of some exciting news. We recently opened our second Liquor and Wine Shoppe in Brandon. We pride ourselves on having a large liquor selection with good prices. We are one of the few business that offer free "Liquor, Wine, Beer" delivery. If you are having a Holiday or Gasparilla party that needs catering, please call/email us for our service. We even offer special product ordering. If you can not find a certain Liquor or Wine, call us we do our best to get in stock for you!

For Rent

Parkside of One Bayshore #902
1400 sq / 2 bedroom / 2 baths

Breathtaking city view, All new
hardwood floors and tile!

Only \$2500 / month
Contact Erick at 813.376.8787 or
email ealin@wespeakit.com

For Rent

Parkside of One Bayshore #503
1460 sq / 2 bedroom / 2 baths

Kensington floorplan with spectacular city view and 2 parking spaces. To make this your home, please call 813.325.1704.

For Sale

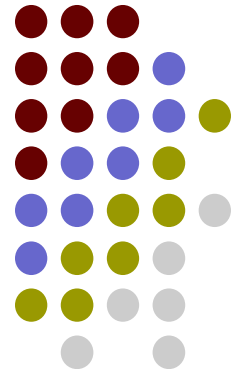
2002 Lexus SC430. Hardtop convertible. Dark Blue with black interior. GPS Navigation system, Mark Levinson Stereo with 6 disk changer and XM radio. New tires. The car has been babied and is like new with only 27,500 miles.

\$31,000 Firm. For more information contact Don Disler at 813.951.5701 or ddisler@gmail.com

For Sale

Parkside of One Bayshore, unit #1107 -- Edison Model.
\$534,999.00

1349 Sq Ft. 2Br/2Bth. Breathtaking water views, hardwood floors, stainless steel appliances, surround sound wiring, stone vanity tops. Call Chris @ 813.758.0339 or email invest1@tampabay.rr.com



Messages from Marie

Glass Bottles – Please do not throw glass bottles down the trash chutes. Use the recycle bins at the east end of the service ramp. The City uses automated garbage trucks to pick up the trash. When the dumpsters are emptied, the glass falls out of the trash containers, hits the brick street, and shatters everywhere. This is difficult to clean-up. It creates a safety risk to the many residents who walk their dogs across this area to the park.

Parking Garage – Please drive slowly through the parking garage. We had another incident caused by a resident speeding through the garage. The result was a badly damaged car. If we continue to have these problems, the board will be forced to install speed bumps throughout the garage.

Garage Gate Openers – If your parking garage gate opener has become unreliable, you probably need to change your batteries (even if the red light still comes on). The batteries are size A23. You can find them at Walgreens, Wal-mart or almost anyplace that carries batteries. You need a small Philips-head screwdriver to

open the case. If you don't have one, stop by the office and I can assist you.

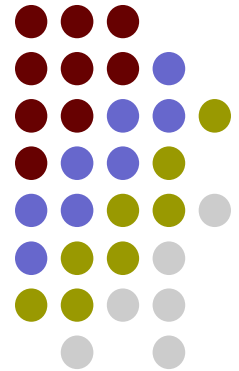
Pet Clean-up – Remember to clean-up after your pet. Most residents are very conscience of this, but there are still a few that leave their dog's droppings in the dog walk areas. Bags are provided. Please be courteous and pick-up after your dog.

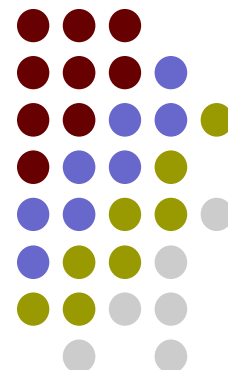
Florida Statute 718

It may surprise people to learn that the actions of the board and the association are tightly controlled by Florida law. The statute that specifically addresses condominium associations is Florida statute 718. Everyone with an investment in a condominium should be familiar with it.

the official State of Florida version of the statute is available at <http://fcn.state.fl.us/dbpr/lsc/condominiums/laws.shtml>

A searchable version can be found at this link: <http://www.ccfj.net/condo718statutes.html>





May 29 2004: The building has almost been topped. The 17th floor is nearing completion and they are laying the floor for 18.

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

Board of Directors Meetings

3rd Tuesday of every month

Location: Fitness Center – 6th floor

Time: 6:30 PM

Next board meeting: 2/20/2007