

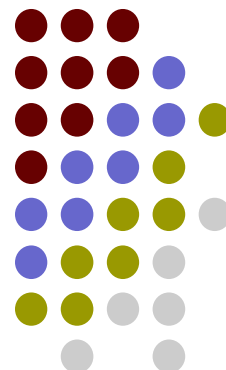
## Presidents Message

As you will see in this newsletter, we have been working very hard. Many items are beginning to take shape. The biggest project is the security cameras, which are being installed as we go to press. This should help deter some of the issues we've seen during the past month.

A major agenda item for this month's board meeting is the budget workshop. This is the first phase of the budget process where we begin discussions on our 2008 budget. This is a very important topic for all of us.

You are as always welcome to attend any of our meetings or give us input via the website or email.

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



## What's Inside?

This month's topics include:

- Building Update
- Monthly Reminders
- Downtown Openings and Closings
- Retail Space Update
- Access Code Changes
- Parking Update
- Budget Workshop
- Rules and Regulation Updates
- Message from the CAM



## Building Update

**Hallway Paint** – Touch-ups have been continuing. Floors 11 – 18 have been completed in the East Tower. Tony is currently working on the 10<sup>th</sup> floor and will be working his way down to the 8. Once he has completed work in the East Tower, he will start work on the West Tower.

Progress is not as fast as expected because the touch-up is more extensive than expected and Tony is basically repainting each hallway.

If you see additional areas that need to be addressed, please contact Marie in the office.

**Exterior Cleaning** – The association purchased a pressure washer to help maintain the appearance of the building. Tony has been working his way around the building cleaning the exterior walls (ground level, pool deck, etc).

**Security Cameras** – The installation of the security cameras is in progress. We anticipate completion of this project before the end of July.

In addition to the cameras that the association is installing,

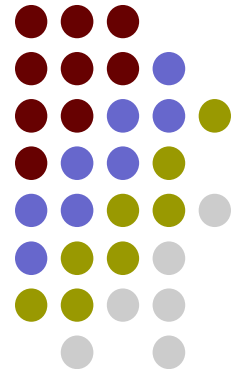
Philips Development is installing cameras around the retail area and 2<sup>nd</sup> floor parking garage.

We are optimistic that these cameras will reduce the vandalism that has occurred in the building and help us identify people who are causing building damages and breaking rules.

**Lobby Flooring and Furniture Upgrades** – The lobby areas is one of our current high priority items. Our plan is to replace the carpet and then follow that with replacement of furniture that has been damaged or is showing signs of wear and tear.

We've received pricing for total replacement of the lobby floors with a granite tile. One of our residents, Elizabeth Clifford, has provided the board with several flooring designs for the East Tower that are very nice. She is working on designs for the West tower and pricing for both.

Based on initial review of our current operating accounts and the remainder of the carpet reserves, we should be able to handle these upgrades within our current budget.



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## **Building Update Continued:**

**Landscaping** – We are finally seeing progress on landscaping issues around the building. The board has been working with Crescent Resources and the master association to start addressing issues in these areas. The light fixtures in the Aid’s park have been fixed or replaced. Mulch in the beds around the building was replaced during the week of July 12<sup>th</sup>.

We would like to thank Bob Meeks who has taken on a personal project to upgrade some of the plantings around the building. He has been working on a garden on the far West side of the building. It really looks nice and his efforts are greatly appreciated.

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## **Retail Space Update**

The sale of the retail space closed on June 20<sup>th</sup>. The build out of the East retail space is well under way and should be nearing completion by the time you read this. A large portion of this space will be the offices of Philips Development and Realty.

They are doing some really nice

things with brick walls and exposed duct work.

The current plan is that once the current work is completed, they will rework the “C” model center area, and then progress to the West retail space.

Philips has indicated that the West retail space will have a national coffee shop.

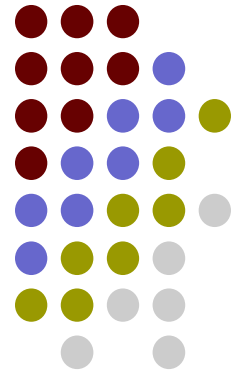
We look forward to the retail space finally coming to completion. It will help the appearance of the building and start drawing the public to these areas.

The side-effect is that we, as residents of the building, will see some differences and have to make accommodations for the retail tenants. The immediate impact will be on parking, which is addressed in this newsletter.

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## **Parking Update**

The original building plans designated all parking spaces on the 2<sup>nd</sup> floor outside the gated area as well as the parking spaces in front of the West tower as belonging to the retail space. This would have meant that there would be no guest parking except for the street.



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## **Parking Update Continued:**

After meeting with the developer, the board approved an update to our condominium documents that will provide for 11 residential parking spaces outside the gate on the 2<sup>nd</sup> floor of the parking garage. The remainder of the 2nd floor spaces (outside the gate), as well as the marked spaces outside the West tower will be designated for the exclusive use of the retail owners.

Signage on West Hyde Park Street will be changed to indicate that parking is allowed for a designated period of time. This roadway and the parking are controlled by the One Bayshore Master Association.

With the limited guest parking, we would like to reserve the 2<sup>nd</sup> floor residential spaces for overnight guests. Residents should not park their cars in any of these spaces.

We have completed development of our parking database and software. Management will be rolling out the parking decals and the board will develop parking procedures for residents and guests.

Be aware, the retail space will be enforcing their parking spaces and may tow your vehicle if it is parked in one of their spots. Due to the limited resident guest parking, the association may have to start towing as well.

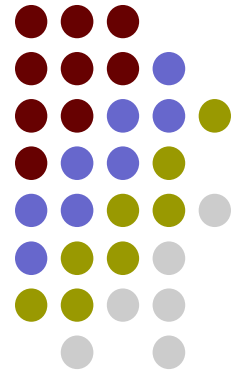
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## **Messages from Marie**

**Recycling** - The recycling bins are not being utilized to their full potential. The bins are located outside the service entrance in the East Tower. We have 2 bins, one for newspapers and the other for glass, plastic and can. Remember to clean out any food residue before placing items in the bins. In addition to being good for the environment, the use of the recycling bins helps reduce the solid waste fee's we pay to the City.

**Maintenance Issues** - If you see a maintenance problem in the building, please do not bring the problem directly to Tony. All issues need to be reported to the management office so that we can schedule the work and keep the appropriate paper trail of issues. You can report problems by using the Website, calling the office at (813) 253-5315, or stopping by the office.

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## Messages from Marie Continued:

**Swimming Pool** - The pool area is for use by all residents and can not be reserved for parties or other events. If you intend to have a party at the pool, please notify management so that we can be prepared for any issues that may arise.

Clean-up is your responsibility. All chairs and tables should be returned to their proper location and umbrellas should be closed and secured.

As a reminder, there is no glass or pets permitted in the pool area. This is against state code and the association could be fined.

Please stay out of the fountain. The lights are being vandalized. The repair costs are mounting which directly affects maintenance fees.

**Welcome New Neighbors** - We would like to welcome the following new residents to Parkside of One Bayshore:

Trey Engke - unit 1602

Kyle And Oliva Maung - 1603

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## Access Code Changes

As mentioned in prior newsletters the board is planning to change building access codes to improve building security. We plan to change the codes for all residents that have original codes dating from the opening of the building. If you have signed a lease or closed on a unit within the last 6 months, you are not affected. The announcement letters with details will be going out to affected residents shortly.

The changes will be implemented at the end of August.

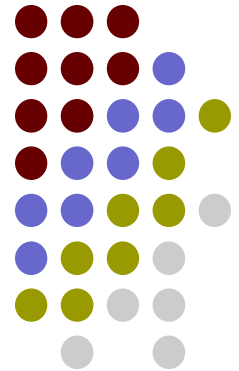
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## Posting of Announcements

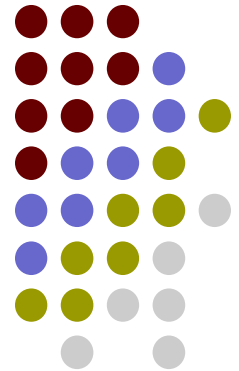
The official method for Management to communicate with the residents is through the glass covered bulletin board in the mailroom.

Marie has been posting announcements on both bulletin boards, the elevators, lobbies and parking garages because residents do not read the mailroom bulletin board.

In an effort to improve the appearance of the common areas, these announcements will only be



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## Posting of Announcements Continued:

posted in the mail room and on the website. Please ensure that you check one of these locations on a daily basis.

In addition, our rules and regulations do not allow posting of signs on the property, including open house signs. The board recognizes that we do not have a method in place to allow entry to potential buyers, so we are not currently enforcing this rule. The board will be considering options to accommodate open house entry and will advise once plans are finalized.

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## Downtown Openings and Closings

There are several new restaurants that have opened in the downtown area. With the opening of Skypoint and the rapid progress on Element, we should see more restaurants and retail shops opening near our building. Please see back issues of the newsletters for information on other dining options.

**Malio's** – A steakhouse with a long Tampa history has opened in the Lykes building (also known as the beer can).

**Sharky's** – On the corner of Whiting and Tampa street. Has a basic menu of country cooking and soul food.

**Westshore Pizza** – Located on Franklin Street between Twiggs and Madison. Has an extensive menu of Pizza, Italian food, Philly Cheese steaks and other sandwiches. The plan to be open 7 days per week and until 10:00 in the evenings.

There have been a couple closings. The Office restaurant on Franklin has been closed for a couple months. On the retail side, the Running Store has gone out of business. They still have a location in Dunedin.

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## Reminders of the Month

The umbrellas around the pool have blown off the deck and into the street during high winds. Since it is thunderstorm season, please do not leave the umbrellas in an open position. If you see an open umbrella, please close it.

We would like to remind owners that there are rules and policies related to leasing of units. Prior to move in, the association must

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## Reminders of the Month Continued:

have a copy of the lease, a completed application, and a \$100 deposit. Lease applications are available from Marie. In addition, all association fees and ISTA water payments associated with the unit must be up to date.

Failure to follow these procedures will result in a \$500 fine and/or the possible revocation of your ability to lease the unit.

Your tenants must follow all association rules including move in/move out procedures. Please provide a copy of the association rules and regulations to your tenants and make sure they are aware of the move in/out process. Fines for violations of the association's rules are the responsibility of the owner and will be enforced.

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## Budget Meeting

We are entering the association's budget season. The initial workshop will be held at the July board meeting. In August, the board will review the draft budget and make final revisions. We anticipate conducting the final

approval of the budget at the September board meeting. You will be sent a copy of the recommended budget 14 days prior to

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## Special Request from the Editor

I will be running in the 2007 ING New York Marathon to benefit the Tourette Syndrome Association. This is an organization that provides research to find a cause and a cure for this disease as well as provide educational materials to the public.

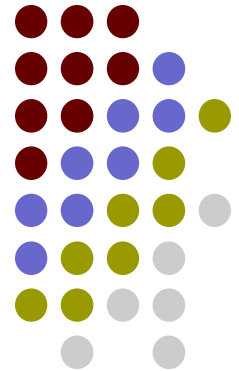
Please take a few moments to help me out and make a donation to this cause. My website is [www.active.com/donate/07NYC/DDisler](http://www.active.com/donate/07NYC/DDisler)

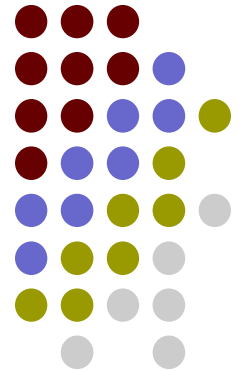
You can also drop off checks (or cash) with Marie at the office. She will make sure they get to me. Checks should be made out to Tourette Syndrome Association.

Thanks for your help.

Don

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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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## Website Information

We need email addresses. If you are not receiving announcements or newsletters by email, it means that we do not have your address. Please go to the website and use the "contact us" button to submit your email address.

Also on the website is a "coming soon" feature. It has upcoming maintenance schedules and events that occur around our building.

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## For Sale or Rent

2 bedroom / 2 bathroom condo unit 1502. Lease for \$2,200 per month or will sell outright.

Contact Harold Moore at 269-964-7822

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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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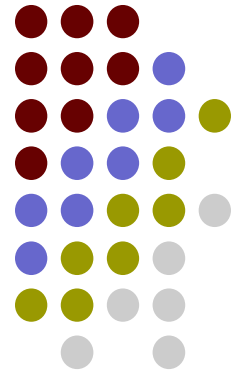
**Financial Update**  
**5/31/2007**

The following table shows our forecasted financial position as of 5/31/2007.

Due to space limitations in this months newsletter, we plan to publish the June and July financial statement next month.

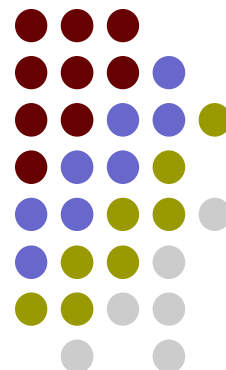
Based on our current forecast, we should continue to carry a positive balance through year-end.

Our reserve accounts are healthy and with the exception of early carpet replacement needs, the accounts are at their expected balances.



**Parkside of One Bayshore**  
**Financial Analysis Summary**  
**As of 05/31/2007**

	<b>Annual Budget</b>	<b>Projected Annual</b>	<b>Difference</b>
<b>Total Income</b>	<b>758,212.00</b>	<b>784,422.89</b>	<b>26,210.89</b>
<b>Expenses</b>			
Administration Costs	107,768.00	110,225.01	2,457.01
Insurance	209,352.00	178,367.48	-30,984.52
Maintenance	180,420.00	185,087.25	4,667.25
Utilities	168,610.00	154,609.94	-14,000.06
Reserves	150,344.00	150,117.83	-226.17
<b>Total Expenses</b>	<b>816,494.00</b>	<b>778,407.51</b>	<b>-38,086.49</b>
<b>Income less Expenses</b>	<b>64,297.39</b>		



**August 2004:** This is a view of the south side of the building. Progress is moving along with most units having windows.

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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: 8/21/2007**

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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)