

From The Editor

By the time you read this we will have a new board with new officers. Look for the President's messages again next month with a contribution from our new President.

I received a message from a resident that this Newsletter is too negative. Since there is room this month, I thought I would take a moment to address this issue.

It is unfortunate that a few residents as well as some of their guests do not recognize that we have rules to protect the investment of the owners and protect the people who reside in the building.

If you are not involved in the day to day business of the association, you are probably not aware that we rarely have a week without some issue caused by rule violations. The newsletter and website are the only method we have to communicate this information to everyone.

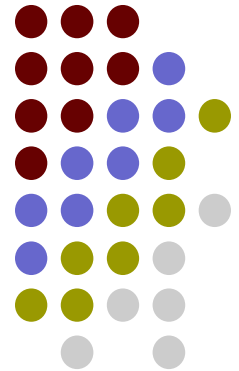
The content in the "Reminders of the Month" and "Messages from Marie" are all directly related to recent problems in the building. If the problems were to stop, we would not have to have the "negative" feedback in the newsletter.

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What's Inside?

This month's topics include:

- Building Update
- Monthly Reminders
- Access Code Changes
- Budget Update
- Rules and Regulation Updates
- Owner Participation
- Monthly Meet and Greet
- Board of Directors Election
- Financial Update



From the Editor - Continued:

We recognize that the problems are caused by relatively few people, and those few are usually repeat offenders. We also recognize that we have a deeper problem because the people who cause the problems probably do not read the newsletter or website.

For those residents who follow the rules, I would like to thank you for your cooperation and understanding that we are just trying to make this building a better

Building Update

Security Cameras – The building has always had a camera system in the front door key pads that can be viewed through Bright-house channel 96. We have had constant problems with these cameras and the resulting picture quality.

Brighthouse has been out to look at the equipment and it appears that we will be able to add the new front door security cameras to this system.

The picture quality from these cameras is much better than the keypad cameras, so it should make it easier to identify someone at the door.

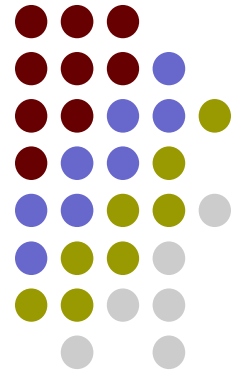
It also appears that the equipment that transmits this signal to your unit may have an issue. When Brighthouse is on-site to attach the new cameras, we will have them look into this.

Lobby Flooring and Furniture Upgrades – The contract for the new flooring was signed in late September. The vendor had to order the black tile which matches the tile currently in the Lobby. They anticipate delivery within 6-8 weeks. Installation will start shortly after that. Hopefully all work will be completed in time for the Holiday season.

As mentioned in prior newsletters, the vendor may be doing some of the work at night. There will be certain time periods where we can not walk on the tile. This will mean that we may have limited access to the mailroom as well as entrance/exit through the lobby elevator doors and front doors of the building.

The vendor will work with us to minimize these issues.

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Building Update - continued:

We will post notices on the bulletin board and website with a schedule as details are firmed up.

Bollards – What is a bollard? These are the black posts that prevent cars from driving through the breezeway and the lighted posts that line the driveway entrance.

We have had continual problems with cars hitting the bollards and damaging them beyond repair. The board discussed the issue at the September meeting.

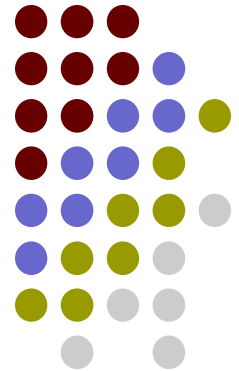
We have a short term plan to remove the lighted bollards and replace them with brick pavers. We are exploring options such as in-ground lights for long term replacement. The estimates for in-ground lights were approximately \$24,000. Due to this price, we are looking at other options as well. The board is also looking at replacing the non-lighted bollards that block the breezeway. We are considering something with a more modern design that may be more appropriate for our building as well as something more durable.

We know the cones are unsightly; however they protect people from tripping over the studs that hold the bollards in place. We are working as quickly as possible to get the problems corrected and get rid of the cones.

Homeless issues – You may have noticed that we have started having a problem with homeless people sitting on the wall that fronts Bayshore Blvd. This is certainly not the image we want for our building, and it will make it harder to sell a unit if a potential buyer were to see it.

We have been asking them to leave and for the most part, they are cooperating. Unfortunately as soon as one leaves, another one shows up.

We are exploring passive deterrent systems that will prevent people from sitting on this wall. There are several options available to us. We hope a passive system will keep them from loitering on the property. The board has started working with the City to find other solutions to this problem.



New Board of Directors

The new board was seated at the October meeting. The election of office positions was determined after this newsletter was printed, so the actual seat each member holds will be published in the next newsletter.

Staying on from the prior board are:

Corinne Disler
Adrienne Beck
Eddy Midyett

New members are:

Elizabeth Grant
Janet Bley

I would like to extend our thanks to all 5 members for volunteering their time to run the business of the building.

Reminder of the Month

The orange cones in front of the building are in place for a reason, to keep people from tripping. Someone has found it "funny" to move them around or steal them completely. This opens the association up to possible liability issues if someone were to be hurt. Please leave the cones alone.

Balcony Cleaning – if you would like to clean the floor on your balcony, please wait until it is raining. Water and cleaning products spill from the balconies to the street and also onto balconies below yours. It is permissible to allow water to run off your balcony while it is raining, so this is an acceptable time to clean the floors.

Budget Update

The 2008 budget has been finalized and will be formally adopted at the October board meeting.

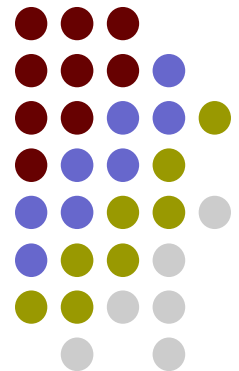
The good news is that the maintenance fees for 2008 will not change from the 2007 rates.

All owners should have received a copy of the budget prior to the October 16th board meeting.

Monthly Meet and Greet

Remember that we have been having a monthly meet and greet party. These are scheduled for the first Friday of each month on the pool deck (weather permitting).

This is a great way to meet your fellow neighbors.



Rules and Regulations Updates

The recommended rules changes have been reviewed by our attorney. They also reviewed all rules that were on file with our original documents.

Their recommendations have been taken into consideration and a new rules document has been created. These rules include the original rules along with updates approved by the board over the last couple years plus changes recommended by legal.

Once the new board has had a chance to review and confirm the latest draft of the rules, the document will be mailed to all owners prior to a formal vote by the board.

Lost and Found

We found a digital camera in the parking garage. If you are missing a camera, stop by or call the office and provide the make and model. We would really like to get the camera back to the rightful owners.



Thank You

Have you noticed the new plants in the lobbies and around the building?

The new plants in the Lobbies were donated to the association by George Turner and Alex Gonzalez. We would like to thank them for helping to make the lobbies look a little nicer.

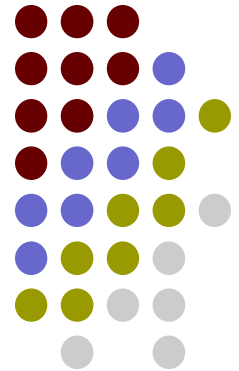
The new plants that keep popping up around the building have been donated by Bob Meeks. Not only is he buying the plants, but he has been spending considerable amounts of his personal time putting them in the ground. We would like to thank Bob for his commitment to the building.

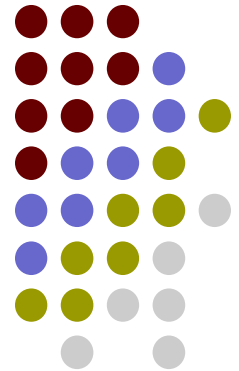
Messages from Marie

Shopping Carts are still being left in the elevators, outside the building, as well as in the elevator lobby areas. Please take the time to return the shopping carts back to Publix.

Please do not leave carts or the luggage racks in front of the exit doors in the elevator lobby areas. This is strictly against the fire regulation.

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Messages from Marie - continued

Annual Fire Inspection - Commercial Fire is scheduled to begin the annual fire system testing on Wednesday, October 31st. The testing runs from 8:30 AM to 5:00 PM and will take approximately 3 days to complete.

They will be testing all fire alarms throughout both buildings. The inspectors will need to enter all units to check the sprinkler heads. If you are not going to be home, please ensure that management has a key to your unit. If we can not get into your unit, a locksmith will be called and you will be responsible for the charges.

You will be notified several days prior to these tests.

Annual Elevator Inspection – ThyssenKrupp will be conducting the annual elevator inspection on October 18th. You may experience short delays while waiting for the elevators during this time period. We anticipate that the interruption will be minimal.

2nd Floor Parking - The non-retail parking spaces on the 2nd floor are intended for your

overnight guests. All residents have pre-assigned parking spaces. When residents utilize the 2nd floor parking, it makes it very difficult for guests to find a place to park. Please be considerate and do not park where you shouldn't.

The spaces designated for Retail are monitored by the retail owners. They have the right to tow vehicles parked in these spaces without warning.

Welcome New Residents - Parkside would like to welcome the following new residents:

#1003 - Mr and Mrs William Wrenn

#1102 - J. Hunter Reichert

Thanks to the 2007 Board of Directors - I would like to take this time to thank the Board for all their hard work in making Parkside of One Bayshore the best condominium in Tampa. The association is still going through growing pains, but no one knows better than management and maintenance how much work these five individuals have gotten accomplished. It has been a privilege to work with each and every one of you.

Financial Update
9/30/2007

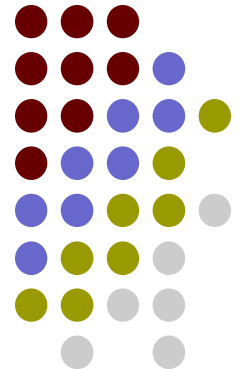
As a new board assumes control the associations financial condition is good. We are slightly ahead of our budget for income and are spending less money than we anticipated.

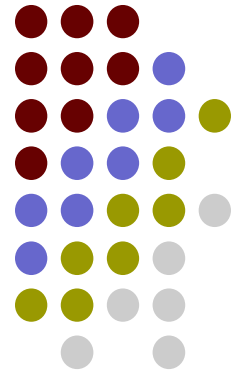
Analysis of our expenses, shows that we are spending more than anticipated in maintenance, but this is more than offset by lower spending in other areas.

The new board will assume control with healthy bank accounts and a budget that should allow them to continue to take care of the building while continuing to address problem areas.

Parkside of One Bayshore
Financial Analysis Summary
As of 09/30/2007

	Annual Budget	Est. Annual	Difference
Total Income	758,212.00	773,257.58	15,045.58
Expenses			
Administration Costs	107,768.00	121,737.84	13,969.84
Insurance	209,352.00	158,395.60	-50,956.40
Maintenance	180,420.00	188,594.21	8,174.21
Utilities	168,610.00	156,962.02	-11,647.98
Reserves	150,344.00	151,695.49	1,351.49
Total Expenses	816,494.00	777,385.16	-39,108.84
Income less Expenses	54,154.42		





November 2004: Exterior is nearing completion. Painting is well under way and some of the construction fencing around the building has been removed.

Your Board of Directors

Corinne Disler
Eddy Midyett
Janet Bley
Adrienne Beck
Elizabeth Clifford

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: 11/20/2007

Contact Information

Newsletter: Don Disler
Website: Corinne Disler

Email for the board, newsletter, and website: webmaster@1bayshore.com