

Presidents Message

It is with mixed emotions that I am writing my final letter as the President of our Association. I have the opportunity professionally to take on a new position within my firm that will require me to resign my position from the Board.

I would personally like to take this opportunity to thank the membership for the privilege of serving our community over the past two years. I know I've learned a lot and grown both personally and professionally from being afforded the opportunity to server our association. Who knew that there was so much to know about trash, section 718, generators, lightening strikes, and signs! I firmly believe that we have made tremendous progress from a new start-up association to a mature one. There have been many challenges since that time and we have come out a fiscally self-sustaining and strong association. We've encountered many changes and put in a lot of work, but we've risen to the occasion and done very well!

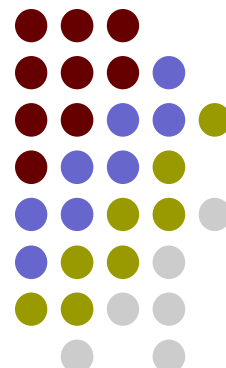
I personally want to thank my colleagues on the board for their efforts and commitment to the business of the community. To each of the board members, both past and present, I could not have served as President without your support.

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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 Greets
- Board of Directors Election
- Financial Update



President's Message - Continued

I would like to personally thank:

Don Disler, as Treasurer, for his oversight of the financials, production of the newsletter, and everything else he did (and trust me, there was a ton of it!).

Eddy Midyett for his support in the engineering review and work on important building issues as well as his input and advice as Vice President.

Corinne Disler for creating and supporting the website, making shirts for Tony with our logo, and all the other duties she has fulfilled as the member at large, often stepping into other capacities regarding building management issues.

Adrienne Beck, as Secretary, taking care of the meeting minutes and creating social events for the residents.

Bill McNight for his support as Vice President last year and his tireless efforts in finding a new management company

Blannie Whelan for her support as member at large last year and

for being the voice of the residents.

Please know that all of these individuals have worked so hard for the betterment of our community.

Thanks to Greenacre Properties for their great infrastructure and service.

Thanks to Marie and Tony for their unending commitment and dedication to our community.

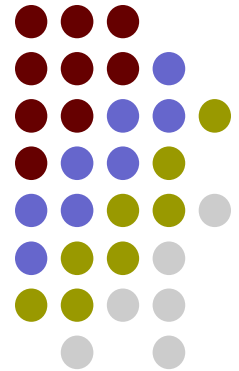
And finally, to Crescent Resources for the commitment to our community and to helping us to overcome obstacles as a new association.

I personally thank you and the entire community. I wish you all the best and look forward to seeing you all again in the future!

As always, read the contents below, It is a great way to understand the community and it's business at hand.

I once again urge you all to get involved to make Parkside of One Bayshore a better place to live.

Respectively submitted,
Debbie Gallagher
President
Parkside of One Bayshore



Building Update

Security Cameras – Now that the installation of the cameras has been completed, we are looking at methods of expanding the use of the system.

One idea that is under investigation is to use the new cameras for the cable monitor (channel 96) that allows residents to view/monitor people at the front door. The existing camera (inside the front door access panel) is fairly low resolution and has been a constant maintenance problem. We would like to swap the video feed from the old cameras to the new.

The cameras have been working well. We have been able to use them to identify rule violations around the building and notify the affected individuals.

Lobby Flooring and Furniture Upgrades – The board approved the installation of the new granite flooring for both lobbies. We have selected Naffco flooring as the vendor and are currently working out contract details.

We talked to the vendor and most of the work will be done at night, to minimize impact to residents.

inconveniences since we cannot walk on the new tile during certain phases of the install. We will update you with notices on the bulletin board and on the website. We hope to see work starting shortly.

Landscaping – Our prior landscaping company completed their contract with the Master Association at the end of August. Just prior to the completion, they replaced some of the plants around the building, repaired broken sections of the sprinkler system, and replaced some of the mulch. They also mowed the empty lots around our building which helps improve the area.

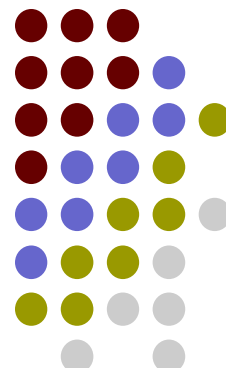
The new vendor started in September. We will be monitoring the quality of the work and keeping the Master Association informed of any issues.

Access Code Changes

Most of the access codes have been changed. There are a few outstanding and Marie is getting in contact with those residents to complete the updates.

Please keep your code confidential. Providing the code to

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Access Code Changes - Continued

non-residents causes security issues as we lose control of who has access to the building.

If you have any vendors (housekeepers, water delivery, etc) that you would like to have access to the building, please contact Marie. She can issue each vendor their own unique access code. If you terminate services from the vendor, we can turn off the code to help keep the building secure.

Elections for Board of Directors

We have 5 volunteers for the board for the new year. Three members from the prior board have decided to remain on the board for 2008. We will have two new board members.

The new board will be seated at the October meeting. The names and positions will be announced once it becomes official.



Newsletter Publisher Needed

Last month I announced that I am planning to resign my position of publisher of the newsletter.

As of the date of printing, we have not had anyone volunteer to take over these duties. As such, I am willing to continue on a bi-monthly basis for the time being.

We have enough going on in the building to publish on a monthly basis, but I do not have the time or energy to continue doing this much longer.

If you have a little extra time and would like to contribute to the building, then let me know and I will transition the newsletter to you.

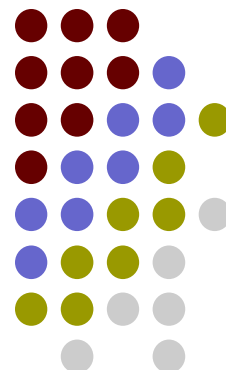
Messages from Marie

Annual Meeting - The first notice of the annual meeting has been sent to all owners.

There will be no election as we received just enough notices of intent to fill the board.

At this meeting, the new board will vote to roll over any excess

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Messages from Marie Continued:

Funds into 2008.

Please send in your limited proxy to assure this is done. Rolling over the funds will avoid the need to the association from being taxed for 2007.

The organizational meeting for the board will be held immediately following the annual meeting to elect officer positions for the 2008 board of directors.

Carpets and flooring - The hallway carpets were cleaned in both buildings. We did not clean the lobby carpets since we are planning to replace them within the next month or so.

If you would like to see the tile samples and floor design, feel free to stop by the office.

Testing - It is that time of year for some of our annual testing. The elevator tests are scheduled for October 18th. We are in the process of scheduling the fire alarm and sprinkler system tests. Residents will be notified once we have finalized the schedule for these tests.

Renovations? - If you are going to be doing any renovations to your home (such as new carpets, wood or tile floors, bathrooms or kitchens, etc), you are required to fill out and submit an approval form. All construction changes to your unit must be approved by the board.

Cigarette Butts - I have been finding a lot of cigarette butts around the property (in the dog walk areas, near the doors, and in the parking garage. Please be considerate of your neighbors and dispose of these in the proper place.

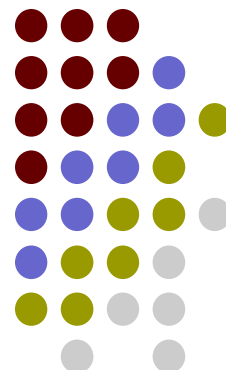
Welcome New Neighbors:
Rasheed Al Essa - unit 1607
Carolina Serna - unit 1107
Mike Lewis - unit 1502

If I have missed anyone, please let us know at webmaster@1bayshore.com and we will correct the situation in the next newsletter.

Reminder of the Month

As you know, parking at our building is very limited. We would like to reserve the association's spaces on the 2nd floor for overnight guests.

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Reminder of the Month Continued:

Please be considerate of your neighbors and leave these spaces available unless you have an overnight guest.

Pet Clean Up – Please clean up after your pet. If there is an accident in the elevators, please clean it up. Remember to pick up after your pet in the grass around the building. Bags and trash stations are available near the ramp to the service entrance on the East side of the building and another one is located in the Aids Park.

Budget Update

The board had approved a tentative budget at the August board meeting. Since the meeting we have identified a few additional changes which will prevent the board from adopting the final budget in September.

The draft budget should receive final approval from the board at the September meeting. It will be printed and mailed to all owners at least 14 days prior to the October meeting.

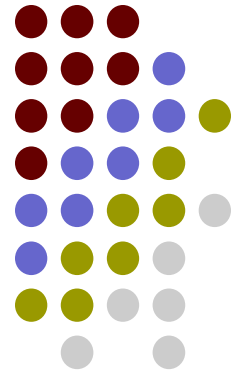
The idea of adding security was voted down for this year. The board would like to monitor improvements from the security cameras before committing to budgeting funds for a security guard.

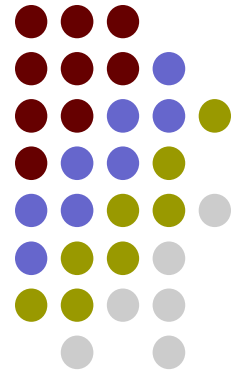
The board added money to the budget for fitness center upgrades. Some of these funds are earmarked for an elliptical machine. Additional funds have been reserved for equipment upgrades and repairs.

In addition to budgeting for fitness center improvements, funds have been budgeted to replace some of the furniture in the lobbies. As you are aware, several pieces have been damaged to the point that we have removed them from the lobby. We would like to replace these pieces with furniture that fits in with the design of the lobbies, but is durable and will last for many years. The board is waiting for completion of the lobby flooring prior to purchasing the new furniture.

We have also budgeted funds to address the bollard lights around the brick entrance to the parking garage. These lights have been a continual maintenance problem for the association.

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Budget Update Continued:

They are continually being struck by vehicles and are expensive to repair or replace. The board removed 2 of the lights earlier this year. Over the last couple months we have had 3 more damaged beyond repair.

The net result of all the budget changes is yet to be finalized, but we anticipate that the budget will remain flat or there may be a possible reduction of 1-2% in the monthly maintenance fees for all owners.

Monthly Meet and Greets

The monthly meet and greet parties have been a great success. We have had a party on the first Friday of every month (the last party was on 9/7). Many residents are taking advantage of this opportunity to meet and socialize with their neighbors.

We would like to thank Joanne Pillano and Adrienne Beck for taking the initiative and organizing these events. Everyone that attends appreciates your efforts!

Rules and Regulations Updates

The attorney has completed his review of our recommended rules changes. These need to be incorporated into the rules document. The new rules will be mailed to all owners prior to a board vote.

Owner Participation

It is amazing how little people seem to care about their homes and investments. This building is a little more than two years old and occupancy has increased significantly, but owner participation is almost non-existent.

We have monthly board meetings and normally have 5-10 residents attend. Including the board, this means that we have around 10 – 15 percent of the owners represented at the meetings. With 85% of the ownership not represented, it brings up the question - doesn't anyone care how the business of the building is run?

We have 5 board seats coming up for election at the October meeting. After issuing a plea for help, we finally have 5 volunteers to be on the board for the next year.

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Owner Participation Continued:

How will your investment be protected if we can not get owners to participate in the operations of the building?

Over the last year and a half, we have asked for input on bike racks, garage lobby flooring, and access code changes. We received one or two responses and no help on the garage lobby flooring.

I have been looking for someone to take over the newsletter. Not a single person has even inquired about the possibility of helping out.

Residents continue to speed through the parking garage, leave garbage around the building, leave Publix carts for someone else to return for them, ignore spills in the common areas, and ignore rules (such as bringing glass to the pool area).

We have some owners who are constantly late paying their monthly association fees. They seem to feel that the other owners can pay their way for them.

Many people buy into condominiums to avoid the day to day

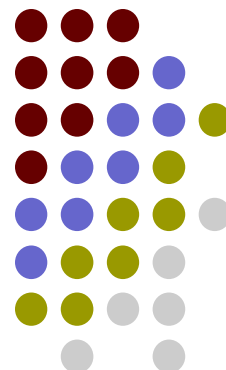
chores of maintaining a single family home. As owners we do not have to worry about cutting the grass, cleaning the pool, or painting the house. Unfortunately the responsibility of ownership does not go away in a condominium. Someone still has to take care of the finances, work with the association management, and determine the best course for handling the day to day issues that occur in a building of our size.

Other people buy condominiums as an investment. As an owner, you are responsible for the actions of your tenants. You also have a financial investment in the building and have the same responsibilities as a resident owner.

We are a fairly small association with a limited pool of owners to draw from. Without owner participation, the value and condition of our building will decline. What can you offer?

As an association we would like to create committee's to improve various aspects of the building. It would be great to have a welcoming committee to meet new residents and introduce them to the building.

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Owner Participation Continued:

Committee's to address specific problems such as building up-grades, parking issues, or emergency procedures would be beneficial. Without volunteers, none of these things are possible.

We recognize that a small group of residents do seem to care deeply about the building. We would like to thank those resident's who attend meetings, volunteer for committee's, or donate funds to the association to help defray the cost of items we need to improve the building. Without people like you, we would really face serious issues.

For Sale

Parkside of One Bayshore, unit 1007. 2 bedroom/2 bath with Bayshore and water views.

Custom closets. Custom paint with silk drapes throughout.

Contact George or Alex at 813-476-6723.

For Rent

Parkside of One Bayshore, unit 1102. 2 bedroom/2 bath. 1450 Square feet with City views.

Lease for \$2200 / month.

Interested parties may contact Alan Frankel at 727-647-2001.

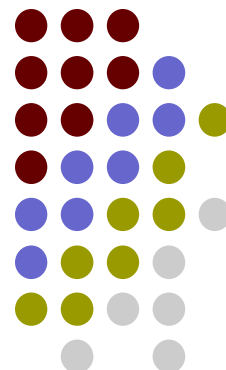
Financial Update

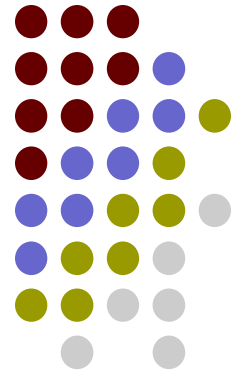
Due to space limitations this month, I will not be publishing the financial summary for August. Details will be in the next newsletter.

Our financial position is solid. We had enough cash to pay for the camera system and are holding enough to pay for the new lobby floors. We used some additional cash to pay down our insurance loan to reduce our interest expenses.

Our reserves are growing at the expected rate and earning a reasonable return in the 6 month CD's we are holding.

We do not expect any drastic increases next year so we anticipate keeping maintenance fees flat while keeping funds available for improvements.





October 2004: This is what our units look like without drywall. This is a view from an 03 unit looking through unit 02 and 01. The exterior painting was well under way on the north side of the building.

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: 10/16/2007

Contact Information

Newsletter: Don Disler
Website: Corinne Disler

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