



Parkside *Post*

THE NEWSLETTER FOR PARKSIDE OF ONE BAYSHORE



Presidents Message

It's a new year and we are starting it off with beautiful new granite floors in both tower lobbies. We are very fortunate and thankful that Elizabeth Clifford stepped in with her design and expertise in this project. What an awesome improvement over the dilapidated carpet. Thank you so much Elizabeth.

Not to be overshadowed, you'll also notice our newsletter has a new look. And it is finally has a real name too! The "*Parkside Post*" and the website are our primary means of communicating to the owners and residents, so be looking for it the first week of each month.

As a reminder, we also send the newsletters out via Email. Just log on to www.1bayshore.com and submit you email address through the "contact us" page to automatically receive your copy.

We accomplished many things in 2007, but we can't rest on our laurels. We have lots to do in 2008. The list of objectives is very long, and we hope to get through it all as time and budget allow. Some of the

highlights to look for include: new or repaired furniture for the patio and lobbies, improvements to the fitness center including a new elliptical trainer, improvements to our security systems and new plants in the lobbies.

Have a Happy New Year and safe Gasparilla
Corinne Disler - President



JANUARY
2008

New Year - New Look

You may have noticed that the newsletter looks a little different. As we start the New Year, I wanted to continue to try to improve the look of our newsletter. This is the first edition with the new format.

We also have a new name - Parkside Post. I thought this was a little more interesting than the generic old name of "Parkside Newsletter".

If you are reading this from one of our pre-printed copies, please take a look at it from our website. The full-color version shows the newsletter at it's best.

As a reminder, you can have the newsletter automatically sent to you each month via email. Go to the contact us page at www.1bayshore.com and provide your email address. The website also has an archive of all prior newsletters. We do not share your address with anyone else.

Let us know what you think of the new look!

Holiday Decorations

The deadline for removing holiday decorations from your front door and balcony is January 6th. Please ensure that everything has been removed by this date

Christmas Tree Disposal

We will be scheduling a Christmas tree pickup in the middle of January. A section near the dog walk area will be setup for you to leave your old tree (Marie or Tony can direct you). We will need to have the tree's picked up prior to Gasparilla, so they must be brought down by January 13th.

Please cleanup the hallways, elevators and lobby of any pine needles from your tree.

Do **NOT** try to dispose of the tree using the trash chute. It would be helpful if you wrap the tree with a disposal bag prior to bringing it downstairs.



Building Update

Lobby Flooring – The lobby flooring is complete. The board is pleased with the final results and we hope everyone likes the design and tile selection. At this point, we are working with the installer to correct some punch list items. There may be a few more days of installation work as these items are addressed.

We apologize again for the inconveniences caused by the installation, but we feel that the appearance of lobby has been significantly improved and will last for many years to come. We would once again like to thank Elizabeth Clifford for her design and the work she did to help us with issues encountered during the installation.

The next phase of the project has been included as part of the 2008 budget. We will be looking at replacing furniture that has been damaged or stained and replacing some of the plants that have disappeared over the years.

Bollards – The bollards continue to be an issue and the ever present “orange cone” was

back for awhile in December. It seems that as fast as we repair or replace them, another one gets damaged. Due to the high cost of replacement (the non-lighted bollards are \$950 each), the board is looking for something that can withstand the impact of a vehicle and work with the design of the building.

We had Tony remove the damaged bollard, cut down the bolts that hold it to the ground and then fill the hole with cement. This is a temporary solution until we can determine a long term replacement plan.

Homeless issues – Marie is getting pricing estimates to see if we can have some form of decorative railing installed on the wall along Bayshore. In addition the board is working with the City and Homeless Advocacy groups to deal with the issues in the park. We will keep you updated as we get more information.

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Building Update *Continued*

Dryer Vents - Due to the design of our building, accessing the dryer vents for some of the units requires fairly extensive safety equipment. It is a good practice to clean-out the vents on a regular basis as lint build-up degrades performance and is a fire hazard. As a service to the residents the board is getting price estimates to service all of the dryer vents at one time. This service will be covered as part of your maintenance fees. We will let you know the details as plans are finalized.

Landscaping – Have you noticed the work done along Platt Street? The median grass along Platt was looking pretty bad. This area is in shade all day long and the grass could not stay healthy. All of the grass was removed; ground cover plants were installed along with new mulch. These ground cover plants are expected to spread as they mature to give a nicely landscaped appearance. A section of pavers was installed outside the breezeway so that you will not have to step over plants on your way to Publix.

Retail space – Phillips Development is working towards completion of their office space with the installation of the reception area in the old “C” sales center. They will continue to occupy most of the East tower retail.

Construction will be starting on the West tower soon. The formal announcement that Starbucks will be opening in the West tower was published in the 12/13/2007 Tampa Tribune. According to the article the planned opening date is mid-2008.

Service hallway – The board approved funds to paint the service hallway. The developer installed drywall, but left it unpainted. Since this is the building’s office area, we felt we could make it look a little nicer if we finished off the drywall. The painting was completed in late November and it has improved the appearance of the hallway.

Building security – The board has been investigating

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Building Update *Continued*

methods to improve build security. An option that has received favorable comments is to disable the access codes and install a swipe card and/or thumbprint reader at both doors.

Even though we changed all of the access codes, they have already spread to people who should not have regular access to the building. We see pizza delivery people, vendors, cable installers, and visitors entering the building without calling a resident for access. Installation of a card reader and disabling the access codes will help tighten up security and limit who has access to the building.

The board is also looking at the parking garage gate on the 2nd floor. We have had people climb over the gate to access the secured areas. We have price quotes to install additional material at the top of the gates that would eliminate this access point. Marie is getting prices on chainlink fencing as an alternative. 345 Bayshore has their gate setup this way and we feel

it looks acceptable for the garage area.

Fitness Room Upgrade – In an effort to improve the fitness room, a priority of 2008 is to reorganize the equipment to make room for an elliptical trainer. The fitness room has filled up with mismatched, “donated” equipment. While we appreciate the resident’s intent, donated equipment should be approved by the board.



Board of Directors

The 2007-2008 board is now finalized. Eddy Midyett resigned from the board and Tina Gurskey has been appointed as his replacement as Vice-President. Welcome Tina!



Gasparilla

The 2008 Gasparilla parade is fast approaching. For those that are new to the building and particularly those who are new to the area, you will be amazed at the activity around our building.

Gasparilla is a month long event with several parades, an art festival, marathon, and other activities. The main event is the pirate invasion and parade along Bayshore that will occur on January 26th.

The Tampa Police Department uses the area around our building as a staging area and all streets around the building are closed to traffic. These roads will be closed sometime very early Saturday morning and will not be opened up until late afternoon. If you think you may need your car during these hours, you will need to park it off-site. Once the roads are closed, you will not be able to remove a vehicle from the building.

The outdoor spaces around the retail areas do not belong to the association. We can not allow private parties in these areas.

In order to protect the building, we fence the entire property and hire off-duty police officers to monitor access to the building and walk the property.

The building has a legal maximum capacity which can not be exceeded. To control access to the building we will be utilizing wristbands and hand-stamps. Wristbands will be distributed prior to the event. When entering the building for the first time you must have a wristband. This will be exchanged for a hand-stamp which will be used for initial access and re-entry into the building.

The board has voted to provide 5 wristbands to each unit free of charge. You may request an additional 5 wristbands at the cost of \$10.00 each. If you need more than 10, you may sign-up on a wait list. Please sign-up for your extra wristbands by January 11th.

Any unsold wristbands will be

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Gasparilla
Continued

available for purchase the day of the event. Marie will be on-site to assist security and deal with security and building access issues

Messages from Marie

Welcome new residents!!

Unit #404
Randi Hoffman

Unit #903
William & Michael McHugh

Unit #1007
Gerry and Pamela Barker

Unit #1807
Barry Ryes

Retail Parking – There are still many residents that continue to park in the retail spaces on the 2nd floor of the garage as well as the parking area facing the west tower. These spaces belong to the retail group and are reserved for their employee's and customers. If they do not have space to park their cars they

may start towing vehicles.

Lost and Found – We have two watches that were found on the counter in the mail-room during December. If they are yours stop by the office to claim them.

Emergency Contact information – If you have an after-hours emergency that requires management assistance, please contact Greenacre Properties at 813-600-1100.

Reminder of the Month

Valet and shopping carts should be returned to the parking garage lobbies. We continually find them riding up and down the elevators or left in the main lobbies.

It is not fair to expect your neighbors to return the carts for you. Please return them to the proper location when you are done with them.



Monthly Meet and Greet

The December Meet and greet occurred on Dec. 7th at the pool deck. The weather was beautiful. We had a smaller turnout than usual, but everyone had a good time. The Meet and Greet normally occur on the first Friday of each month. Watch for announcements in the Elevators for information on date, time and place. We would really like everyone to drop by.

A/C Maintenance

Last year several residents took advantage of a group rate discount for air conditioning service. Climate Design cleaned the coils, checked inside and outside air handlers for leaks, and performed efficiency testing. We will be negotiating a discount rate for this service again this year. We would like to expand the service by possibly adding air conditioning duct cleaning as well. More information will follow including the procedure for signing up and paying for this service.

As one of the residents who took advantage of this service in 2007, I can tell you it was money well spent. The amount of dust and dirt that accumulated on the coils in just 2 years was amazing.

Holiday Bonuses

On behalf of the Association, the board presented both Marie and Tony with a \$750.00 bonus check the week before Christmas.

Treasurer's Report

With one month to go on the 2007 budget our financial position remains on target. Our main over budget categories are Legal Fees, Professional Services, Security (new cameras), and Building Maintenance (tile for foyers). However, the Insurance and Utilities categories have offset the over budget categories, resulting in negative Retained Revenue of just \$867.

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Gasparilla 2007

Treasurer's Report *Continued*

We have only paid 50% of the total cost of the new tile for the two lobbies as of November 30th. The remaining payment, which is due upon completion of the project, will most likely result in an overbudget position for 2007 and the use of some of our Prior Years Retained Revenue. As of November 30, 2007:

Total Revenues:	\$730,657
Total Oper. Exp.:	\$591,195
Total Reserves:	<u>\$140,329</u>
CY Ret. Rev.	(867)



JANUARY
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January 2005 : It is still a construction site, but the building is getting close to completion. Remember the trailers?

Your Board of Directors

Corinne Disler - President
Tina Gurskey - Vice President
Janet Bley - Treasurer
Adrienne Beck - Secretary
Elizabeth Clifford - Member at Large

Management Contact:

M. Marie Price – LCAM
Office Phone: 813-253-5315
After Hours Emerg.: 813-600-1100

Board Meetings

3rd Tuesday of every month
Location: Fitness Center – 6th floor
Time: 6:30 PM
Next meeting: 01/15/2008

Contact Information

Newsletter: Don Disler
Website: Corinne Disler

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