

# PARKSIDE POST



## LETTER FROM THE PRESIDENT

With the Annual Meeting of the Parkside of One Bayshore Condominium Association in October, a new slate of Board members started their duties. However, on November 19, 2008 Tina Gurskey resigned from the Board and on November 24, 2008 Adrienne Garcia rejoined the Board to fill the vacant position. Therefore, Board and Officer positions are as follows:

Janet Bley, President  
Corinne Disler, Vice President  
Lori Watson, Treasurer  
Elizabeth Clifford, Secretary  
Adrienne Garcia, Member at Large

In addition, we have welcomed our new Community Association Manager (CAM), Debbie Sainz. She has been busy updating files and information for unit owners and getting our new entry access security system operational. Each unit owner should have received an information packet asking for updated information and giving instructions for obtaining the new entry access devices for their unit. All exiting 6 digit access codes will be deactivated by January 15, 2009 so be sure to turn in your information packet and obtain your new devices. Providing accurate, current email addresses will greatly facilitate our ability to communicate with you, especially in the event of an emergency.

In addition to the normal year end holidays, Tampa will be hosting the Super Bowl and Gasparilla this year on consecutive weekends. I would like to remind all unit owners that our by-laws specifically prohibit short-term rentals of units. Units may only be rented/leased for terms of no less than 12 months and leases must be approved by the Board. Any violation of these rules will result in significant fines to the unit owner. Any units that are currently leased under approved contracts may not be sublet for any periods of time. If renters should violate this rule, the unit owner will be subjected to significant fines, so leasing owners may want to ensure their renters understand this issue.

Did you know that our building is constructed in an architectural form know as Post Tension? That means that cables run between the floors of the building giving the building structure and support. Therefore, drilling into the floor or ceiling of your units could easily damage the structural integrity of the building, causing serious damage to the entire structure. Please be aware that you may never drill into the ceiling or floor of your unit for any reason. In addition, remember that your need to file an application with the Association Manger to seek approval for ANY alterations to your unit, this includes the replacement of carpeting, tile or wood floors. We want our building to remain structurally strong for every unit owner's benefit.

With dry season upon us please be mindful not to throw cigarette remains off unit balconies. The trees that surround our building become very dry and will catch on fire easily. This situation occurred during the first year of occupancy for our building.

Finally, we believe that our developer and builder have designed a solution for the West Tower trash room problems. We are awaiting a contract agreement and hope to have the construction performed after the beginning of the year.

On the part of the entire Board, we look forward to working with the owners to maintain Parkside of One Bayshore as a high quality condominium. We wish all of you Happy Holidays and a Happy New Year.

\*\*\* Janet Bley, President \*\*\*

# PARKSIDE POST

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## Letter From The Association Manager

~Written By Debbie Sainz, CAM, CMCA~

I'd like to begin by thanking the Parkside of One Bayshore Board of Directors and Greenacre Properties for giving me the opportunity to be your Association Manager. My first day at Parkside was October 15<sup>th</sup> and I feel a lot has been accomplished in such a short period of time.

**Bldg. Access:** One of the most important items on my "To Do List" was to get the new door access program functioning. This was accomplished the end of last month. Notices were sent to all owners with a "Unit Owner Information Form" to be completed and submitted to the office. Upon submission to the office, you would then be given your key fobs, which is another form of access into Parkside in addition to your proxy cards. These key fobs will be replacing your six digit access code at the garage gate and the front entries. On January 15, 2009 your six digit access code will no longer be activated. It is imperative that everyone receive their key fobs. Any person that has been given the key pad entry codes by you will no longer be able to access the building without a proxy card, a key fob, or direct access given via the phone pad by the owner/resident. This new form of building access has been done to minimize unauthorized persons from gaining access. If you did not receive your Information Forms, feel free to visit or call the Association Office and I will be happy to send you a copy.

**UPS/FedEx Deliveries:** With the holiday season upon us, the quantity of packages being delivered by UPS and FedEx will be increasing. I'd like to remind everyone to please be sure to stop by the Association office as soon as possible to sign for your packages. Packages will not be hand delivered and left at your door by staff. Unless specifically requested of UPS or FedEx, all packages will remain in the office and must be signed for by the receiving party. If someone other than the receiving party will be signing for the package, notification must be given to the staff. We hope you understand.

**Cabinet Hinge Problems:** It was recently brought my attention that there have been several problems with the kitchen cabinet hinges and the replacement of those that break. We spoke with an Armstrong representative and he has since supplied us with some replacements free of charge. If you experience any breakage please remove the broken hinge and visit the office for a replacement. We can't install it for you but we can supply you with one free of charge.

**Holiday Decorations:** At the November 18<sup>th</sup> Board meeting, discussion was held regarding holiday decorations. The Board has decided to permit a holiday wreath on your door and lights on your balconies between the Saturday following Thanksgiving (November 29<sup>th</sup>) through the Saturday following New Years (January 4<sup>th</sup>).

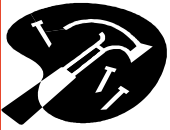
**Gasparilla:** Before you know it the Gasparilla Invasion will be upon us on February 7, 2009. We have started to make preparations for properly securing the building and the distribution of the wrist bands. The fencing will go up a day or two prior to the invasion. We will have off-duty police officers here until 7PM that evening. Once the garage is closed off in the morning there will be no ingress or egress through the garage area. Any person wishing to enter Parkside will need to have their wristband on. The wristband will be distributed as follows: 5 free wristbands per unit plus 5 additional wristbands at a cost of \$10 each. Once management has confirmed distribution to all units, additional wristbands can be purchased and distributed based on a wait list sign-up sheet. The Board of Directors and your fellow Parkside residents would greatly appreciate your cooperation in keeping the property a safe and enjoyable place on February 7<sup>th</sup>.

**Pet Reminder:** One last reminder for everyone is regarding their pets. The Parkside Declaration states that "only owners of units are authorized to have pets; tenants are not allowed pets of any kind in the unit". For those owners with pets, please be mindful when taking your loved one for a walk to pick up and dispose of your pet's waste. If the pet makes a mistake in the hallway/elevator/common areas, you must immediately properly dispose of it and clean the mess left behind. We all need to remember that this is not only your home but the home of 102 others. We'd all like to keep Parkside looking and smelling beautiful.



I'd like to wish everyone a wonderful holiday season and a safe & Happy New Year!!!





## MAINTENANCE TIPS FOR YOUR HOME

~Written By Tony Pagan, Maintenance Supervisor~

Occasionally it may feel like the water pressure coming out of your sink faucet or your shower head is low. This is due to a buildup of hard water deposits. The quickest and cheapest way to alleviate the problem is to remove the shower head or faucet cover and clean the inside using a toothbrush or safety pin to unclog the holes. Another option is to use a hard water deposit remover like CLR. Soak the shower head/faucet according to the directions on the container.

### \*\*\*\* Recipe of The Month\*\*\*\*



#### **Mediterranean Style Pasta**

- 2 chicken cutlets, cut into bite sized pieces
- 3 tblsp sundried tomato paste
- 8 kalamata olives, diced
- 1 cup chicken broth
- 1/2 cup grated pecorino cheese
- 4 cups uncooked ziti noodles

Prepare ziti and set aside in separate bowl until needed. Coat pasta with olive oil to prevent sticking.

In a large skillet or wok, coat bottom of pan with olive oil and brown chicken. Add the sundried tomato paste and olives and coat chicken. Slowly add 1/2 cup chicken broth and blend all ingredients to coat chicken. Add 1/4 cup grated cheese. Cook 5 minutes and add remainder of chicken broth and grated cheese. Cook 5 more minutes until chicken is fully cooked.

Add cooked pasta add toss until all pasta is coated with sauce.

### Odd Bits of Information

- The only bird that flies backwards is the hummingbird
- Your ears and nose never stop growing
- Coca-Cola was originally green
- Every day more money is printed for Monopoly than the US Treasury
- A goldfish has a memory span of 3 seconds
- Elephants are the only animal that can't jump
- Babies are born without knee caps—they don't appear until the age of 2-6 years.
- The human head weighs 8 pounds

### Important Dates:

- 12/16/08 Monthly Board Meeting 6:30PM
- 12/21/08 Winter Begins
- 12/22/08 -1/5/09 School recess—please drive carefully
- 12/208 Association Office Closed

### Welcome New Owners Of Parkside

- Kenneth Bukowski
- Gerald Kluff

OFFICE: 813-253-5315

FAX: 813-254-5910

EMAIL: PARKSIDECONDOI@AOL.COM

OFFICE HOURS: MON—FRI 9am-5pm

AFTER HOURS/WEEKEND EMERGENCY CALLS: 813-600-1100