



Parkside *Post*

THE NEWSLETTER FOR PARKSIDE OF ONE BAYSHORE



President's Message

We made it through Gasparilla unscathed mostly due to Marie and her posse of police officers. I'd like to extend a huge thank you to Marie for her unfailing dedication to the protection of our building. Marie worked a 7 to 7 shift on her day off. She managed the duties of the police officers, and helped fend off the uninvited riff-raff that is ever present during Gasparilla. Thanks to Tony for moving all of the furniture and accessories out of harms way. And finally, thanks to Janet and Elizabeth for helping with door guard relief. All in all I'd say it was pretty successful, and we hope you all had a good time.

Janet and I have met with the accounting staff of Greenacre Properties to better organize our budget forecast. This should be useful to the Board in prioritizing our to-do list. We have our work cut out for us, but under Janet's watchful eye, we should be able to accomplish many of the goals set for the year. As always we encourage members to participate in the Board Meetings and become committee volunteers.

Sincerely,
Corinne Disler - President



Building Update

Furniture and Plants – Now that the flooring has been completed, the board is starting to look at adding to and replacing existing plants. Tina Gurskey and Greta Meeks have volunteered to do some research and make recommendations to the board. We are hopeful that there will be additional information available at the February board meeting.

As a reminder, the 2008 budget includes funds to replace or repair some of the lobby furniture that has been damaged. This will constitute the 3rd and final phase of the lobby update project.

Vagrant issues – Corinne has been working with the Mayor's office and Tampa Police department regarding the vagrants that loiter around our building and in the Aid's Park. The police department has increased enforcement around our building and we have noticed a reduction in the number of homeless in the immediate area. This is a positive sign.

The board is also looking at methods to keep vagrants from sitting on the wall along Bayshore Blvd. Since the wall is in the shade of the building, we have had problems with the homeless using the wall while eating their meals or drinking beer particularly in the late afternoon. We have received a couple estimates to install a small railing on the wall. The board is evaluating the estimates and is waiting for samples of the proposed materials.

Dryer Vents – The board is getting estimates to clean the lint out of the dryer vents in all of the units. This is considered a safety measure, since lint build-up is a fire hazard. An additional benefit of this process is the improved performance of your dryers.

Finding a company to service these vents is proving to be difficult. More than half of the units have vents that are not accessible from the

Continued on Next Page



Building Update *Continued*

balconies and require scaffolding to safely service them from the outside. We are currently checking with some of the other buildings on Bayshore to find out which companies service their vents.

Retail space – There was another short article in the TBT on Friday January 11th talking about the Starbucks that will be opening in the West Tower. Information was similar to the prior article in the Tampa Tribune and mentioned a mid-2008 opening date.

The Republican Party will be using a portion of the East tower retail during their Presidential campaign.

Fitness Room Upgrade – Adrienne is meeting with a company to discuss possible alterations to the layout of the equipment in the fitness room to accommodate an elliptical machine.

Lobby Fountain – By the time you read this, the fountain

should be back in operation, but we would like to let you know why it was out of order for a good portion of January. Over the course of the 2+ years the fountain has been running, there has been an unsightly white mineral buildup on the front ledge and surrounds. We had to drain the fountain and let it dry completely so that we could have these deposits scraped off. On the 21st the granite was cleaned, sealed, and recaulked. We expect that we will need to repeat this process occasionally to keep the fountain looking its best.

Gasparilla

The 2008 Gasparilla invasion is over. Due to our prime location, the building is in the heart of the festivities and is the center of much activity. The building fared well. The wrist-bands helped secure access to the building and we were happy with the off-duty officers assigned to help with

Continued on Next Page



Gasparilla *Continued*

building security.

It is amazing how many residents try to scam the association by attempting to sneak in guests. This causes difficulties for the officers and volunteers that man the door and is unfair to your neighbors who pay for their guests. The funds collected by the sale of the wrist bands are used to off-set the cost of protecting the building from damage. It is also used to keep the number of people in the building at a level that meets fire code. Remember – the board allocated 5 free bands per unit, our neighbors at 345 Bayshore only receive 1 free wristband per resident and must pay for every guest.

The Gasparilla events will continue through February and into March. The primary event that will affect our building is the Gasparilla road races. The 5K and 15K are scheduled for February 9th and the marathon and ½ marathon are scheduled for February 10th.

The starting line for all of these races is on Platt Street between our building and Publix. You can expect Platt Street and Bayshore, along with various side streets to be closed for both mornings and into the early afternoon.

In prior years, they have had a DJ playing music and encouraging the runners stationed on the Platt and Bayshore corner. The music starts early in the morning and is audible through the walls of the building.



The other major event that is remaining is the Art's Festival. This occurs on March 1st and 2nd. Since the event is downtown, it has a minimal impact on the building, but expect a little more traffic than normal on both days.



FEBRUARY
2008

Messages from Marie

Move In or Out – The Association is enforcing the \$250 security deposit for any move in or out of the building. Please make your check payable to The Parkside of One Bayshore Condo Assoc. Inc.

Your check will be returned upon verification that no damages were done during the move.

Please remember to contact the office to schedule the move so that freight elevator can be scheduled.

Building Lights – Please notify the office if you see lights out in or around the building.

If you have been noticing the many of the lights on the walls of the hallways are not working. We have order new ballasts for these fixtures and are awaiting delivery. These should be fixed in the near future.

Boxes – Please break down any boxes before placing them in the service hallways for disposal. It would be helpful if you

would place them in the dumpsters which are located along the roadway on Monday, Wednesday, and Friday.

Recycling Bins – Please do not put garbage into either of the recycling bins. They are for newspapers, can, and bottles only.

Cigarette Butts – We continue to find cigarette butts around the parking garage, stairwells, and the exterior of the building. Please do not throw butts off of the balconies. Please properly dispose of the butts when you are in the parking garage or on the building grounds. Finally – smoking is not permitted in the stairwells or any other common area of the building.

Grocery Carts/Luggage Racks – Please return the green grocery carts and luggage racks to the parking garage elevator lobbies. Do not leave them in your unit or on the elevators. It is not fair to expect your neighbors to return them for you.



Treasurer's Report

We finished 2007 in excellent position relative to our budget.

There were two major improvements to our building that had not been completely funded in the 2007 approved budget.

Approximately \$40,000 was expended to replace the carpeting in both lobby foyers with granite tile. Approximately \$25,000 was expended to add security cameras at strategic places around the building.

These under-funded expenses were offset in large part by saving in the Insurance categories relative to the budget. As a result, Prior Years Retained Revenue was depleted by only \$16,554.

As of December 31, 2007:

Total Revenues:	\$794,906
Total Oper. Exp:	\$658,756
Total Reserves:	<u>\$152,704</u>
Retained Revenue:	\$(16,554)

Items For Sale

Moving Sale:

GE Profile Harmony Stainless steel washer and dryer, white, 2 years old, less than 1 year use due to our time out of town, list \$1700.00, Sell \$800.00 – perfect condition

Ethan Allen King Size Pillow Top Mattress and box springs, perfect condition, list \$1700+, less than 1 year usage, Sell for \$500.00

Motion Craft Inliner two cushion Loveseat 84” sofa, great condition, Reddish color with small gold dots, \$350.00

Custom made wall unit for large TV (Up to 63 inches), golden maple stain, includes computer station on end - \$850.00

We would be happy to show these items to any interested parties. Please contact Vince at 813-250-0159.



FEBRUARY
2008



New Restaurant

A new restaurant has opened in the heart of downtown and is receiving rave reviews in the Tampa Tribune.

L'Eden opened on the corner of Madison and Tampa Street across from the Gas Light Park. They are open for dinner

Friday and Saturday evenings. I can not comment on the food as I have not been able to get in. Reservations are definitely recommended.

Remember to support the local businesses. As the area becomes more vibrant, the value of our homes will increase.

FEBRUARY
2008



PARKSIDE OF
One Bayshore

Feb. 2005 : Aids park is under construction, paving is about to begin on West Hyde Park.

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: 02/19/2008

Contact Information

Newsletter: Don Disler
Website: Corinne Disler

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