



Parkside *Post*

THE NEWSLETTER FOR PARKSIDE OF ONE BAYSHORE



President's Message

As we begin the process to switch out our key code entry system, it is a good time to remind all residents to be ever mindful of suspicious persons.

You will read more about the new key fob system inside this newsletter, but I'd like to ask you all to take an active roll in the protection of our building. The cameras are a good deterrent and the key fob system will eliminate the entry code sharing. We need your help to have the most effective security.

Please try not to allow piggy-back entry of people you don't know. If you see someone or something out of place, please report it to Marie or a board member.

On a different topic, we are now in the heart of the summer/ swimming season. The board has been working to improve

The pool area. We have repaired the furniture and are looking at replacing the umbrellas. As mentioned in this newsletter, we are also looking at making the plantings look a little nicer.

Have a great summer,
Corinne Disler - President



Building Update

Furniture and Plants – The board is looking at replacing the plants on the pool deck. We received recommendations from our lawn service company. We are researching other options and will be asking for bids on pricing.

Garage Flooring – Crescent has agreed to help us address the problem of flooding in the parking garage. With the recent rains, we have been able to take pictures and depth measurements. These will be passed onto Crescent and Hardin to document the problem.

They are considering two approaches. The first is to add drains that would run down the side of the building. The second approach is more expensive and involved. This solution would require applying a top coat to the parking deck, which means we would have to close the parking garage for several days.

We will let you know more as we work out the details.

Retail space – The early phases of the retail construction on the West tower have started. They have temporarily removed the pavers to install an underground grease drain.

We are working with the master association, the developer, and Philips Investments to determine how to handle trash for the retail space. We do not have the dumpster capacity to support a food/coffee establishment with high traffic, so we are researching options.

Fitness Room Upgrade – We have had the fitness center evaluated and received a proposal to update the equipment and layout. The cost of this proposal is really outside the scope of our budget. The board is looking at other options and getting pricing for installation of an elliptical trainer, changing the layout of the equipment, and possibly updating one or both of the treadmills. The final determination will be based on how

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Building Update

Continued

our budget is looking and what we can afford within the budget.

Entry Security – In a continuing effort to improve building security, we have received multiple estimates for installing a key fob (pass card) entry system to replace the current numeric keypad at the front doors. This system will work with the existing swipe cards (used on the 2nd floor and the service entrance) as well as a new small fob that can be attached to a key chain. The board selected a vendor and will be working out the contract details over the next couple months.

When the system is installed, we will be disabling all key pad access codes (your guests will still be able to use the key pad to call you for entry). This means that service people such as housekeepers, paper delivery, etc will no longer have access to the building.

The board still has details that need to be worked out. They will determine how many fobs

will be initially distributed to each unit and cost/limits on replacements. Details on newspaper delivery options, mail delivery access, and realtor access will be resolved before the system is activated.

Pool Deck Improvements –

The repairs to the pool deck furniture have been completed. Greta Meeks is working with the board and our vendors to find replacement plants for the planters on the pool deck. Plants will be considered based on their visual appeal and durability to the conditions they will face such as high winds, and extremes of temperature. Finally, the board has voted to replace the umbrellas on the pool deck. Various pricing options are being explored, but a decision will be made shortly.

Dryer Vent Cleaning – You may be aware that lint build-up in dryer vents is a potential fire hazard. The board has voted to use association

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Building Update *Continued*

funds to clean the vents in all units. We have an issue with the units that overlook the pool deck because the outside access to these vents requires scaffolding. We are going to start with a couple floors so that the vendor can determine the routing of the vents and best possible access to complete the job.

Master Association Fencing – The board recognizes that the fencing surrounding the empty Crescent lots does not look particularly attractive. It is also expensive to maintain the green privacy screen that is attached to the fence (this is a cost paid by the master association, so we are indirectly paying to maintain this screening). The master association has agreed to remove the screening, but Crescent plans to leave the fencing in place. We feel that removal of the screening, will improve the overall appearance of the properties that surround our building.

Messages from Marie

Welcome new Residents:

- Alexander Demaio
- Ben Perez
- Joshua Gemmell
- Joshua Hernandez

Window Cleaning – We are in the process of scheduling the semi-annual window cleaning. They will be cleaning all exterior windows with the exception of your balcony windows. We will post notices in the mailroom when the dates have been finalized.

Air Conditioning Service – We are currently scheduled to have the annual A/C servicing done on July 14th. If you would like to have your unit serviced, and have not signed-up, please contact Marie ASAP. All service must be paid for in advance. If you would like to pay by check, make the check out to Climate Design and leave it in the office with Marie. If you would like to pay by



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Messages From Marie *Continued*

credit card, you can call climate design at 727-572-9100. If you do not pay in advance, they will not service your unit. Notices will be posted as to what days and floors they will be working on.

Speaking of air conditioning – please do not tamper with the temperature on any of the common area thermostats. One of the primary contributors to our electric bill is the cost of A/C for the common areas. Lowering the thermostats can significantly affect our monthly electric bill.

New Restaurants

A new BBQ restaurant call “Porkies” will be opening in downtown. They plan to open sometime in August. The restaurant will be located on Franklin Street about ½ block north of the TPD building. It sounds like they will serve lunch and dinner. The restaurant then transitions into a nightclub for later evening entertainment.

Another BBQ restaurant has opened right around the corner. It is located at 901 Platt Street (less than a mile from the building). Since I am a big fan of BBQ, this review will be a little more detailed than normal.

I have dined there several times and it was really good. It has a few things that are different than you would expect at a BBQ restaurant (Grilled Duck, Hawaiian Chicken, and Kabob’s), plus the usual culprits like pork ribs, pulled pork and beef brisket.

The side dishes were excellent. We have tried the grilled corn on the cob, braised red cabbage, grit cakes, mac and cheese, all of which were excellent. The grilled corn is season nicely, while the cabbage is on the sweet side with raisins. The grit cake is like a polenta topped with a roast garlic topping. The mac and cheese is finished to order and served in a small frying pan. The biggest let down was the lemon kugel, which is

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New Restaurants *Continued*

similar to a lemon bread pudding made with noodles instead of bread. The portion was huge, but the texture was a little dried out. It may have just been an off night for this side dish, so I will give it another chance.

Their baby back ribs were very good. They serve them either dry with sauce on the side, or wet with the sauce cooked on them. We have also enjoyed the Hawaiian chicken, the seafood kabob, and corned beef. I've heard good things about the duck, but have not tried it personally. The pulled pork was the weakest of the entrée's. It is reheated to order in a sauce and I found that this changed the texture and reduced the "smoke" flavor. It wasn't bad, but was not of the same caliber of the rest of the food.

They have a small air conditioned dining room, but the majority of the seats are on the patio and in the un-air conditioned bar. We found that the

ceiling fans made the areas without A/C fairly comfortable and it was interesting to watch the action in the kitchen from the bar seating. As of publication date they are still waiting on approval for their beer and wine license.

Reminder of the Month

Please clean up after your pets, particularly if they have an accident in the elevators. We have had several occurrences of owners leaving their pet's mess in the elevator over night. This causes odor problems and people end up tracking it through the building because they accidentally step in it. Remember – it only takes a couple minutes to clean it up.



Resident Parking Spaces

We have had several incidents of residents parking in spaces that are assigned to other residents. Please park in your assigned spaces. We have not towed any vehicles so far, but will be forced to start if we continue to have problems. Please note: Vehicles parked in unauthorized areas may be towed without notice.

Board Elections

The current Board of Directors terms expires in October. The new board will be elected and seated at the annual membership meeting that occurs in October.

We need volunteers. We have had problems finding people willing to serve on the board. Please consider giving some of your time to the association. Most board positions require very little time commitment. Remember, you only get out of the association what you are willing to put into it.

Hurricane Season

We are well into the 2008 hurricane season. Since we live so close to the water, we are in a prime evacuation zone. In the event that we are notified of an evacuation, everyone must leave the building.

When we are notified of an evacuation, Marie will start shutting down the buildings systems. She will either go door to door or use the building announcement system to notify residents of a mandatory evacuation time. As Marie leaves the building it will be physically locked. Once this occurs, no one will be able to enter or exit the building.

Once we have received official clearance to return, the building will be unlocked and all systems will be restored.

You should be prepared to evacuate. This includes a plan of where to go. If you have pet's, make sure that

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Hurricane Season *Continued*

your evacuation shelter accepts pets.

When you evacuate, you will want to bring credit cards, health insurance cards and social security cards. You will want to also bring copies of your life insurance policies, condominium insurance policies, last will and testament, investments, a cd-rom catalog of the entire contents of your home.

If going to a shelter, make sure you bring pillows, blankets, sleeping bags, folding chairs and cots. You will also want rain gear, extra clothing, tooth brushes, tooth paste and deodorant. You may want to include some books, games or playing cards.

If you are bringing a pet, be sure their vaccines are up to date. Bring a collar and leash and a properly sized pet carrier.

To get into a pet friendly shelter you will need id collar and rabies tag, ample food supply, water, food bowls, any necessary

medications, newspapers and plastic bags for handling waste.

When you leave, contact friends and family to let them know where you are going and how to get hold of you. Since space in shelters is limited it is much better if you have friends or family located in a non-evacuation/high ground area. Plan your evacuation route well in advance of the storm.

Before leaving your unit, bring all items that are on your balcony into your unit. With high winds and the elevation of our units, everything left outside can become a deadly missile.

Hopefully we will have another quiet hurricane season and we will not have to evacuate, but it is never too early to be prepared.

Budget Season is Here

It is the time of year for the board to start thinking about next year's budget. The

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Hurricane Season *Continued*

board will conduct a budget workshop at the August board meeting where they will discuss the initial draft of the association's 2009 budget.

Revisions will be made at the September board meeting. The finalized version will be mailed to all owners and the board will vote to adopt the budget at the October board meeting.

Condo Nightmares

The units in our building originally went on the market at the height of the housing boom. A substantial portion of the units sold in the first couple days. The remainder we sold well before construction started. The builder estimated a 18 month construction period. The building was completed just a couple months late and was substantially finished when owners started closing. We did have to deal with a few construction workers in the building for awhile, but it was a minor inconvenience.

We only have to look across the street at the empty Trump Tower lot to see what can happen with pre-construction purchases. These owners bought at the peak of the condo craze and put 20% down on their units. It is now 4 years later and the developer has declared bankruptcy. They used 10% of the down payments for development of the land with the remainder in escrow. For the buyers of Trump Tower, it looks like they are facing the loss of at least 1/2 of their down payments and possibly a complete loss.

Other condos have reported problems after closing. Owners of the million dollar plus units in the Links in New York City moved in after numerous delays with major portions of the building incomplete and had to deal with substantial construction noise for extended periods of time. Some owners even reported no hot water for weeks.

In hindsight, our buildings construction and closing was relatively problem free.



Treasurer's Report

The following projections, for the year ended 12/31/2008, includes the actual financial data through 5/31/2008 and an estimate of revenue and expenses for the remaining months of the year.

I need to point out that this projection assumes that the association will receive all funds due from the unit owner's monthly association fees. With the current economic climate, we are seeing an increase in foreclosures and bankruptcy filings, which results in past due association fees. If we are unable to collect these fees by the end of

the year, the related bad debt expense will fully consume the projected year-end income less expenses.

	<u>Annual Budget</u>	<u>Projected Year End</u>
Total Income	758,208	778,401
Expenses		
Admin Costs	115,104	121,832
Insurance	144,576	120,961
Maintenance	176,592	198,225
Utilities	178,068	164,900
Reserves	<u>143,868</u>	<u>150,657</u>
Total Expenses	758,208	756,575
Proj. Year-end Inc - Exp		21,826



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: 07/15/2008

Aug meeting: 08/18/2008

Contact Information

Newsletter: Don Disler
Website: Corinne Disler

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