



Parkside *Post*

THE NEWSLETTER FOR PARKSIDE OF ONE BAYSHORE



President's Message

By now I'm sure you've all seen the beautiful lobby plants and accessories our horticulture committee has assembled. Thank you to Greta, Tina and Bob for providing the final touches which complement our new flooring and give our lobbies that opulent appearance.

Soon you will see the repair of the patio furniture on the pool deck and changes to the fitness center. As improvements are made throughout the building we ask for everyone's cooperation to please be mindful with Association property. The plants and accessories are for everyone's enjoyment, not to be borrowed for personal use.

As we make our way through our 2008 objectives not all improvements will be visible to you. Rest assured the Board is working hard to maintain the building as efficiently and economically as possible. To that goal, we will publish the Parkside Post every other month, instead of monthly. Therefore please be sure to check the mailroom bulletin board and the website regularly for announcements

Sincerely,
Corinne Disler - President



Building Update

Furniture and Plants – Have you noticed the new plants and accessories around the lobbies? Greta Meeks, Bob Meeks, and Tina Gurskey did a great job of improving the appearance of these areas.

Vagrant issues – Tampa police have been checking the building and the Aids Park on a regular basis and the number of vagrants loitering on the property has been greatly reduced.

The board was considering a railing system on the planter wall around on the Bayshore side of the building to keep vagrants from sitting on the wall. They decided to defer this to the master association since this is a general landscaping issue.

If you see someone on the property or in the park that does not belong, please contact the Tampa Police department non-emergency number at 231-6130. They will send someone out to handle the problem quickly.

Garage Flooring – The board has been working with Hardin Construction on the issue of flooding on the 2nd and 3rd floor parking garage. They have found a material that can be applied on top of the existing concrete and will allow them to change the slope of the garage floor. This will allow the water to flow to the outside edges and drain properly. We will keep you updated on installation plans and timing.

We are also working on finding a solution to the sinking pavers at the foot of the parking garage entrance.

Marie is working on a solution to clean the flooring in the parking garage. We are currently getting quotes for the service and will be making a decision shortly.

These changes may require temporary closing of the garage. If and when this occurs we will utilize the empty lots around our building for resident parking. We will keep you informed as details are

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Building Update *Continued*

finalized and we ask for you to bear with us during this time.

Retail space – You may have noticed the increased activity in the retail space in the breezeway area. Phillips Investment is planning to complete their office space and have a grand opening on March 13th. Please pardon their dust while they work towards completing the space. Once work on the East side is completed, they will then proceed to start work on the Starbucks space in the West tower. They will be installing signs on the building for the retail businesses. The signs were approved by the prior board and installation will start soon.

Recycling – In a continued effort to reduce our trash expense and make recycling easier for the residents, we will be placing recycling bins in the pool area. This will be in addition to the already existing bins on the Service Entrance ramp. Please utilize these bins for cans and plastics.

Building Lighting – Thanks to the efforts of Eric Marsh and Brian Kennedy, we have embarked on a study of the building lighting. Hopefully we will see an improvement in our electric bill as our building goes green.

Fitness Room Upgrade – Adrienne is working with a company to explore options of leasing vs. purchasing new fitness equipment. The company is also going to help us determine the best use of the space for the equipment we already have as well as any additional equipment that we may obtain in the future.

Rules Update

The Parkside of One Bayshore Rules and Regulations document was written by the building developer and has not been revised since the building has been occupied by the residents.

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Rules Update *Continued*

In 2006, the Board of Directors established a committee to review and revise the Rules and Regulations to ensure that they meet the needs of the Owners and Residents.

This committee examined rules documents from other buildings and looked at problems that were occurring within Parkside. Based on these findings, several potential rule changes were sent to the Board of Directors for approval. The approved changes were incorporated into the existing rules document which was sent for review by our legal council. Feedback from the attorneys was incorporated into a final draft of the rules and regulations document.

Within the next few days, all owners will be receiving a copy of the revised rules document. The board will be considering final adoption of these rules at the March meeting. If approved, these rules will become part of our permanent documents.

Messages from Marie

Help us keep the garage clean – please don't leave items on the floors or against the walls of the garage. This includes bottles, bags, and trash from your car. Please use the ashtrays in the elevators lobbies for your cigarette butts (not the garage floors).

Recycling – Thank you so much to everyone who uses these bins. It cuts down on the amount of trash going to the compactor and helps reduce the association's monthly trash expenses.

If you are not recycling, please take advantage of these bins which are located on the service entrance ramp and will soon be available on the pool deck. Glass bottles are a particular problem for us. When they are tossed down the trash chute, they break and then the broken glass gets dumped on the street when the City picks up the trash. It would be very

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Messages From Marie *Continued*

helpful if you placed all of your glass items in the recycle bins.

Boxes – Please break down any and all boxes before bringing the down to the service hallway for disposal. We would really appreciate it if you would bring them down early on trash days (Monday, Wednesday and Friday).

Welcome new Residents -

- George and Leslie Jennings
- Michale Tegge
- David Sisemore

A Look Back

It has been almost 3 years since residents started moving into the building. It always seems like there are a lot of outstanding issues and things do not get fixed, updated, or corrected as fast as we would like. Residents get frustrated because it seems that nothing gets done. We all have our pet peeves and as fast as we fix one thing, another problem rears its head.

I thought it would be a good idea to look back and really see how far we've come.

Remember when:

- We were moving in, but many units were still under construction with contractors coming and going all day long
- We had no on-site property management
- Dumpsters were left on the street 24X7
- Trash chutes were constantly jammed
- We did not have the money to pay the associations bills
- The service hallway, pump room, and electrical room were filled to capacity with empty boxes from all the move-ins
- The elevators had pet stained green carpet squares
- We had no website or newsletter to communicate with residents
- The parking garage gate was always stuck wide open

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A Look Back *Continued*

- We were scrambling to find new property management on very short notice
- We had gross stained carpet in the garage elevator lobbies
- The street was lined with beat up cars from convention center employees

We've come a long way:

- Budgets have been adjusted to our real-world expenses
- We have implemented a double approval process for every payment we make to our vendors
- Funds have been recovered for over-payments in insurance, landscaping, double billings, and shortages from the builder due to late closings on units and the retail space
- On-site property management provides faster turn-around on problem resolution
- Maintenance keeps the building picked up, dumpsters put away, dumpsters rotated to prevent jams, and various problems resolved quickly

- Flooring has been replaced in the elevator lobbies, elevators, and the main lobby areas
- We publish a newsletter on a regular basis
- We have a website that provides current announcements, a document library, a method to contact the board, and other important information
- Towing signs have eliminated the problems with the convention center employee's parking in front of the building
- Plant beds have been mulched, dead sod replaced, and the landscaping has been improved while reducing the monthly cost for landscaping services
- A camera system has been installed to monitor the lobbies, pool and entrances to the building

And we are still moving forward – Projects are underway to:

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A Look Back *Continued*

- Replace and/or repair lobby furniture
- Reorganize the fitness center and add an elliptical trainer
- Replace damaged pool area furniture
- Deal with the vagrant issue around the building
- Improve the efficiency of the lighting in and around the building
- Continue to improve building security

As you can see we have resolved many issues and improved the overall appearance of the building. We have a long way to go and can not address every problem at once. We have a “to-do” list and are working to complete each item as quickly as possible.

Reminder of the Month

Noise – Please remember that noise travels easily through the walls and floors of the building. Please be courteous to your neighbors and keep noise from

stereos, entertainment centers, and parties at reasonable levels. Violators are subject to fines from the association.

Clean up after your pet – If your dog has an accident in the hallways, elevators or the lobbies, please clean up after them. This is particularly important in the elevators and lobbies since the tile floors become slippery when wet. We do not want anyone injured due to a fall.

Repairs - While we appreciate your good intentions, please do not take it upon yourself to water the plants, or perform any repairs or maintenance on your own. We have had several residents with good intentions cause damages when they have tried to repair something in the common areas.

If you see anything that needs repairs, please call it to Marie’s attention.



MARCH/APRIL
2008



Mar. 2005 : The building is almost complete. Construction is finishing on the park and landscaping around the property.

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 meetings: 03/18/2008 and 04/15/2008

Contact Information

Newsletter: Don Disler
Website: Corinne Disler

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