



# Parkside *Post*

THE NEWSLETTER FOR PARKSIDE OF ONE BAYSHORE



## President's Message

OK, I know the newsletter is a month late. It was held up to wait for the conclusion of several pending developments. Most importantly, beginning the first of October you will see Marie training a new Community Association Manager. Marie will be taking a new position with Greenacre, and Debbie Sainz will be taking her place. Please read Marie's farewell message printed in this newsletter.

Also, this is the last "President's Message" I will write. We will have a new president by the time the next "*Parkside Post*" is published. It's not that I didn't think being President was a total blast; it's just that I need to devote more time to my "paying job".

It has been a pleasure serving you all, and I will continue to serve the new President as a member of the board.

See you around the building  
Corinne Disler - President



## Building Update

**Furniture and Plants** – The plant committee is making their way around the common areas. The latest improvement is the new plants at the pool deck. Thanks to Greta, Tina and Ben for all their hard work. Please leave the plants alone. If you believe they need attending, please call it to management's attention.

**Retail space** – Word is out that the deal with Starbucks fell through. Starbucks announced that it is closing 600 under performing locations and will not be opening many new locations in the US at this time. Phillips is working to locate a similar tenant to take over the space. In the meantime, they are continuing with the build out of the retail space.

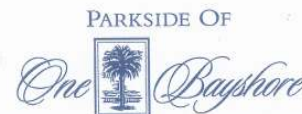
**Dryer Vent Cleaning** – The association had all dryer vents cleaned out in late July. Lint build up is a fire hazard and causes drying cycles to take significantly longer than normal. Due to the extended length of our dryer vents, the board felt it was in the best interest of the

association to clean the vents. Since significant build-up was found in most vents the board will schedule regular cleanings approximately every three years.

**Parking Garage Gate** – You may have noticed that the gate was open for a few days in early August. One of the springs broke, and the other was showing signs of wear. The gate company recommended that we shut off the gate until it was repaired. The parts were not available locally and had to be ordered. Tony volunteered to work nights to act as security at the gate and prevent unauthorized entries.

**Entry Security** – The board approved the contract to install a key fob/swipe card system at the front door. Installation will begin shortly and the system will be activated in a phased approach. We are bringing the software that controls both the keypad and the swipe card system on to the office PC. This will

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## Building Update *Continued*

Allow us to change codes, activate new ones, and monitor the entry log from our management office (as opposed to the Green-acre offices). The board is still discussing the plans on key fob distribution, disabling the key pad access, and other related issues. Stay tuned for further information as it develops.



**Fitness Room Upgrade** – The new elliptical trainer is here!! This is Tina getting some first hand instructions. She was the first to try it out and according to Tina; “It’s a really nice machine.” We know it’s been a long time coming, and we hope everyone enjoys the new equipment.

## Who turned out the lights?

You may have noticed that the lights in the hallways are a little dimmer. At the suggestion of some of our residents, the board opted to turn off select overhead lights on each floor. We felt that the lower lighting levels are softer and help hide marks on the walls. In addition, we anticipate that this will have a slight affect on our power consumption.

## We need your email address

– We are in the process of updating our email contact list. If you are receiving this newsletter by email, then we have your correct address. If you did not receive this newsletter by email, then please log onto [www.1bayshore.com](http://www.1bayshore.com) and submit your email address using the “contact us” page.

**Construction Fencing** – The board has asked Crescent to remove the green screening material from the fencing

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## Building Update *Continued*

around the master association property. Crescent thinks it may be a code requirement to keep screening around a construction site. We are checking with the City and if we are allowed, Crescent will have the screens removed.

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## Messages from Marie

### **Welcome new Residents:**

- Sammy Youssef
- Barry & Cassaranda Korthuis
- Jennifer Leigh Fairthclothe
- Julie Unni
- Kristian Horneland

### **Goodbye from Marie**

This will be the last message from me as I have been, if you haven't already heard, been re-assigned some time in October.

I would like to take this time to say I feel very privileged to have been your manager over the last 2 ½ years in which time there has been a lot accomplished.

I will be here to train your new manager but do want all of you to know I will miss all of you so please give her the same consideration and kindness you have shown me.

My personal thanks to the two Board of Directors I have served under. This is a thankless job but they have done a terrific job and all of you should be grateful that you have such dedicated people who have done their best for The Parkside of One Bayshore.

Once again, it has been a pleasure and a privilege to serve you.

My best regards to all.

Marie

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## Reminder of the Month

The Pool closes at 10pm.... You may have noticed there are now motion sensor flood lights on the pool deck. These were not installed for



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## Reminder of the Month *Continued*

parties to continue past the pool closing time. The pool deck closes at 10pm when the overhead lights go off. The motion sensor lights are so that the cameras will catch the violators who ignore the 10pm pool closed rule.

Please adhere to the 10pm pool deck closed rule. It is necessary that we enforce this rule for the courtesy of your co-residents who live next to the pool. Right now consider the motion lights a reminder that you are not permitted on the pool deck. However, we will begin to fine violators if people continue to hold parties after pool hours.

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## Budget Season is here

The board conducted a budget workshop meeting in early September. Revisions were presented 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.

The board is trying to minimize increases in maintenance fees, while dealing with the anticipated increase in the costs of services. Due to ongoing problems after hours and on weekends, the board is also considering the addition of security services when property management is off-site.

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## Board of Directors Elections

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

While we would have liked to have many candidates and a full election; the fact is we only received one 'intent to run' form. This means that most of the current Board will remain and welcome the one new member. The 2009 Board members will be: Janet Bley, Elizabeth Clifford, Corinne Disler, Tina Gurskey and Lori Watson.



## Flugtag

Flugtag was a big success for Red Bull and the City of Tampa. Unfortunately we did not expect the huge turnout and the number of people that descended on our building.

As you know, we fence the building and hire security guards for Gasparilla. In hindsight we should have done something similar for Flugtag.

The general public realized that they would have a good view from our parking garage. We had many people in the building that should not have had access. They were following cars through the gate and walking in the front doors as people exited the building. They tried to access the roof of the building and completely took over the parking garage areas.

Tony came in on Sunday to cleanup the building and the pool area. We had no significant damage, but it was definitely and out of control situation. We learned a lot from this event and will be prepared for similar events in the future.

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## Restaurants

Zudar's is located directly across the street from our building. While it is the closest restaurant to us, many of the residents have not had a chance to eat there because of its limited hours. They are now open for breakfast including some weekends. Give it a try if you get a chance.

A new Vietnamese restaurant opened downtown. It is a counter service type place, but the food is really good. They are currently opened for breakfast and lunch on week days only, but are thinking about expanding their hours to weekends.

Taps (a beer and wine bar) at Skypoint has opened. I have not tried it, but have heard good things.

I've recently heard rumors of a new bakery opening on Twiggs near Franklin. No proof so far, but it would be nice to have one in the area.

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## Treasurer's Report

The following projections, for the year ended 12/31/2008, includes the actual financial data through 8/31/2008, and an estimate of revenue and expenses for the re-

	<u>Annual Budget</u>	<u>Projected Year End</u>
<b>Total Income</b>	<b>758,208</b>	<b>783,314</b>
<b>Expenses</b>		
Administrative Costs	115,104	108,228
Insurance	144,576	120,497
Maintenance	176,592	208,198
Utilities	178,068	159,732
Reserves	<u>143,868</u>	<u>153,002</u>
<b>Total Expenses</b>	<b>758,208</b>	<b>749,657</b>
<b>Proj, Year End Inc - Exp</b>		<b>33,657</b>

## My Last Newsletter

After 3 years of producing the newsletter, this will be my last one (and of course it is late!!!). Don't worry; the "Parkside Post" is not going away. Our new CAM Debbie will be taking over the responsibilities for the newsletter and maintaining our website.

It has become difficult for me to find content each month and I am having problems finding the time to type it up and format the content. I have really enjoyed the challenge of starting off with nothing more than a word document and moving it into the world of desktop publishing and finally laying out its current format.

SEPT/OCT  
2008



**May 2005 :** This is the last of the series. Residents were moving in but the building was still under construction.

### 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

4th Tuesday of every month  
**Location:** Fitness Center – 6<sup>th</sup> floor  
**Time:** 6:30 PM  
**Next meeting: 10/28/2008**  
**Nov meeting: 11/25/2008**

### Contact Information

Newsletter: Don Disler  
Website: Corinne Disler

Email the board, newsletter, or website: [webmaster@1bayshore.com](mailto:webmaster@1bayshore.com)