

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

MAINTENANCE / REPLACEMENT OF PERIMETER FENCES PAGE 1 OF 2 PUBLISHED JANUARY 17, 2018

References: Declarations 3.08: Maintenance of Common Areas and other Property: A. without limitation, the Association shall have the right to assume the obligation to operate and/or maintain any walls or fences on or near the boundaries of the subject property.

Financial Summary - Total 2017 Fence Costs: \$40,270.34 (Publix) plus \$4,533.63 (Dunes and SunTrust) = \$45,067.26. An insurance claim for all fencing was submitted to our insurance carrier. We have received \$58,781.93 after our \$1,200 deductible. These funds will be put into our Reserve Fund to replace funds expended for our fencing repairs and replacement.

Preamble: This report corrects and replaces the Fence Report of April, 2014. In 2014, there were conflicting stories about the ownership and maintenance of our perimeter fencing - who owned them and who was responsible for their maintenance and upkeep. Members of the Board went to IHB City Hall, Building Dept and reviewed the Site Plan 87-065 Oct. 15, 1987. That plan shows clearly that all the perimeter fences are within our property boundaries and that we own and must maintain them. Also, to clear up thoughts concerning the IHB requirement for separation of public and private property – the IHB codes require ‘a barrier is to be installed by the owner of the public property between public and private property. Barrier is not defined. Because ‘barrier’ is not defined, the PSP Board elected to put a privacy fence rather than let Publix decide on their definition of ‘barrier’ which could have been a small hedge.

Hurricanes Matthew (2016) and Irma (2017) did such significant damage that it became unavoidable to spend significant dollars on our fences and that we (HOA) would have to bear the entire cost. The fence separating PSP and the Publix Shopping Center had to be replaced. The remaining fence along our southern and eastern border was repaired. The Board developed a Request for Proposal (RFP) that guided the vendor selection process for replacement. See Enclosure 1. The Board elected to use A-List Tree Service to repair the southern and eastern fence. They won a competitive bid process in 2016 to repair the same fence from Hurricane Matthew damage and did a good job. The Board felt that because they did a good job, a competitive process was not needed again. The damage from Hurricane Irma in 2017 was similar to that sustained in 2016.

After Hurricane Matthew in 2016, we discovered that our outer fencing was not covered by our insurance policy. It required a separate insurance policy. Board President Randi Pollack talked to our insurance agent, Brown and Brown Insurers, about adding insurance coverage for our fence. The Board approved adding this coverage to our overall insurance in August 2017.

Fence Bordering the Southside Commercial Properties: Publix Shopping Center: To provide accurate information regarding the Publix/PSP fence responsibilities, the following is provided. Because we built this 1600’ fence *after* the Center was built, that landowner was and is under no legal obligation to pay for any repairs/maintenance. When Weingarten owned the property, they paid for minor repairs/upkeep even though they did not have to. However, after Hurricane Matthew in 2016, the new owner (Publix Grocers) refused to pay for anything. Damages were so significant and widespread that it became obvious the entire fence would have to be replaced. The IHB City regulations state that a ‘barrier’ is required between public and private properties. It does not define ‘barrier’. The PSP Board felt that ‘barrier’ should be a sturdy fence, such as what was originally installed by the PSP builder.

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Details: In July 2017, having sought bids from various contractors, the BOD selected East Coast Fence (Enclosure 2 for their bid, specs, itemized invoice for \$34,942.00 plus \$64.00 for permit - \$35,006.00 and warranty) for the Publix fence removal and replacement. In addition, the fence line had to be cleared of growth and the pillars repaired and painted. Paradise Lawn cleared the fence line – see their invoice for \$2,400.00 – Enclosure 3. Natural Harmony repaired and painted the pillars for \$2,414.94 – Enclosure 4. Lock Haven Locksmith installed a new lock on the Publix Gate. It is keyed to homeowner gate key – Enclosure 5. However, because the ground had been saturated by repeated heavy rains, work could not begin until late November. The fence was completed at the end of 2017. We spent \$40,270.34 replace the fence separating PSP and the Publix Shopping Center. These funds came from our Reserve Account. A list of costs is below:

Fence at Our Southern and Eastern Boundaries: (bordering The Dunes Apartments and along the SunTrust Bank property): In 2005, we spent \$14k rebuilding this entire fence. In 2016, because of Hurricane Matthew we had to repair several sections. East Coast Fence did the work. From Hurricane Irma in 2017, similar damage occurred, to different sections. A List Tree Service made the 2017 repairs at a cost of \$4,533.63 – see Enclosure 6.

\$35,006.00	East Coast Fence – removal and replacement of Publix fence
\$ 2,400.00	Paradise Lawn – clear landscaping 2 feet from fence along Publix fence line
\$ 2,414.94	Natural Harmony – repair, clean and paint pillars along Publix fence
<u>\$ 449.40</u>	Lock Haven Locksmith – new gate lock on Publix gate
\$40,270.34	Total Publix Fence Costs

\$ 4,533.63 A List Tree Service – repairs to south and east fence

\$45,067.26 Total PSP Fence Repair and Replacement Costs

Future Fence Considerations: There are 23 ‘chutes’ for water to exit the Publix lot onto PSP. The Board will consider adding some sort of ‘fencing’ in these ‘chutes’ to prevent trash, etc. from coming into PSP drainage areas. There are several types of non-native trees and shrubs along the fence that, although might provide additional barrier to Publix traffic, because of their leaves, etc. do contribute excessively to the drainage problems along the PSP side of the Publix fence. This will need to be periodically trimmed back to lessen drainage problems. We need to ensure we have fence insurance as we review our insurance needs each year. One part of our proposal was not completed – the cutting of 4x4 posts on an angle so water will not stand and rot the center or capping each to prevent same. All materials come with a 25-year warranty. It is listed in their contract proposal – Encl 2. That is why I did not feel the need to pursue the 4x4 RFP requirement.

Board President	Randi Pollack
Vice-President	Donna Gensler
Treasurer	Bill Burleigh
Secretary	John Newell
Director	Jim Lawson

6 Enclosures – as

Parkside Place Homeowners Association (PSP HOA)
C/O Leland Management Company
1221 Admiralty Boulevard
Rockledge, FL 32955
Phone: 321-549-0721

Enclosure 1

June 27, 2017

Request for Proposal (RFP)

Scope: The PSP HOA is seeking bids to tear down and replace the entire wooden fencing to include one gate that serves as a divider between PSP HOA and the Publix Shopping Center Complex. PSP is behind the Complex at the corner of Eau Gallie Boulevard and South Patrick in Indian Harbour Beach, FL. This is approximately 1,600 Linear Ft of 6 ft 'shadowbox' style fencing including one gate. A successful bid will include tearing down the existing fence, hauling it to the dump and installing a new wooden fence with the 'shadowbox' style. This also includes removing and/or cutting back any landscaping that impedes construction of the new fence. This would be done with the supervision of the PSP HOA Landscaping Committee. The current fence uses wooden slats with wooden 4x4 supporting posts between concrete pillars. There are 3-4 supporting posts between each pillar. The posts can be either pressure treated 8' 4x4 or 8' rust resistant (RR) steel posts. Whichever is recommended will be sunk 2' in concrete. Pillars remain as is. The PSP HOA Board will appoint one Board member as the primary Point of Contact between the successful bidder and the PSP HOA Board.

Requirements for bidders: Must be licensed to do business in Brevard County, FL must have a minimum of \$1,000,000.00 business liability insurance. Submit proof of license and insurance with your bid. Include in your bid the price difference for Hot Dipped Ring Shank Nails versus Stainless Steel Screws. All wood will be pressure treated. Include, if applicable, the pricing difference on support poles, 8' 4x4 wood versus RR steel posts, and your recommendation. Note: if 4x4 posts are used, 8' poles with 2' in the ground with 4" of concrete on all sides 2' deep. The tops of each 8' pole will be cut at a 45 degree angle to prevent wood rotting in the center or capped with a pointed metal cap. RR steel poles will be 2' in the ground with a minimum 3" of concrete all around. They will be covered so as cannot be seen as part of the fence. Provide warranties for all proposed materials and workmanship. Provide information on your business of successful projects of similar size as references with Points of Contact and location. The successful bidder will be responsible for obtaining and coordinating all required Indian Harbour Beach permits and inspections for fence removal and installation. Be as detailed as possible in your bid so the PSP HOA Board can 'compare apples to apples' in a fair bidding review process.

Materials: All wood will be pressure treated, installed in 'shadowbox' design. Fence height will be 6 feet. Fasteners, nails, screws, etc will be either hot dipped or stainless steel. Posts will be 8' either 4x4 pressure treated wood or 8' steel posts – the post selected will be sunk in concrete as stated above.

Bidding Review Process: All bids will be e-mailed to Leland Management, ATTN: Ms. Vivian Carvalho, 1221 Admiralty Boulevard, Rockledge, FL 32955. All bids must be received by Leland Management **No Later Than COB July 14, 2017**. The successful bid will be announced no later than July 26, 2017. Work may begin immediately. Questions can be directed to Ms. Carvalho at 321-549-0721.

ENCL 2

Lead # 1501
 PH: (321) 504-3666
 FAX: (321) 504-3777

EAST COAST FENCE
 FENCE POSTS for the CURE
 eastcoastfencefl.com / eastcoastfence@bellsouth.net

0888
 Job #
 P.O. Box 573
 Cocoa, FL 32923

PROPOSAL TO PARKSIDE PLACE HOA
 C/O LELAND MANAGEMENT
 JOB ADDRESS 1309 PARKSIDE PLACE

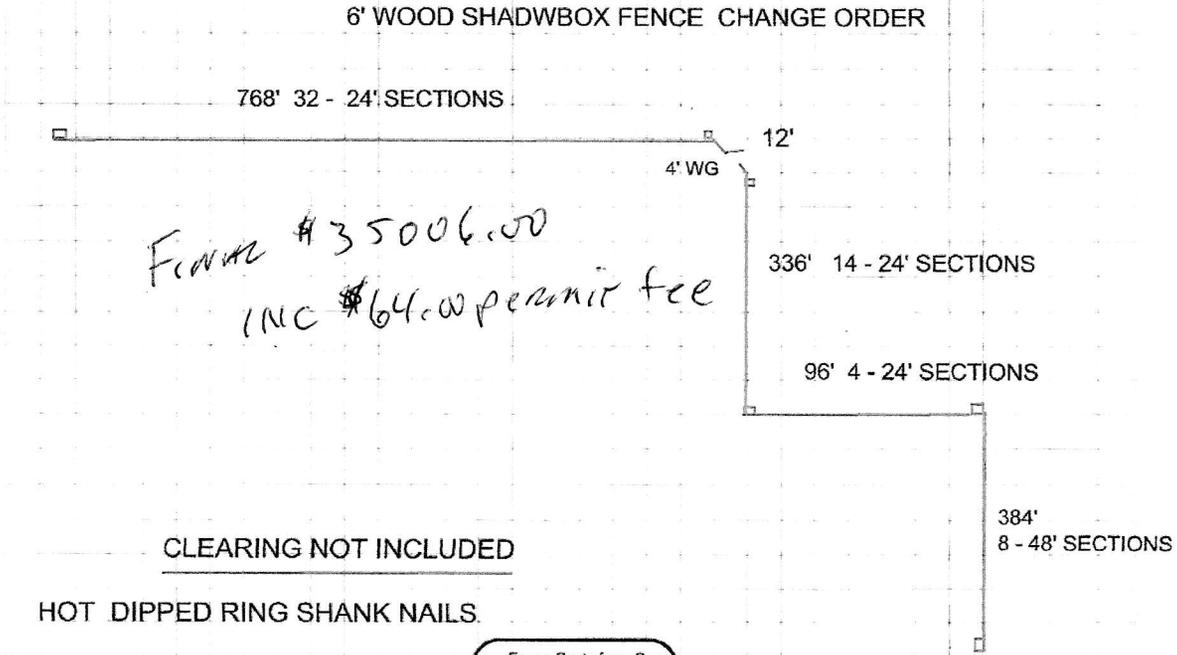
DATE 10/17/17 SOURCE
 LOCATE # PERMIT #
 EMAIL VCARVALHO@LELANDMANAGEMENT.COM
 CELL # FAX #

INDIAN HARBOUR BEACH, FL
 PHONE # (H) VIVIAN (W) 321.549.0721

FENCE TO FOLLOW GROUND SPLIT GRADE LEVEL OPEN POOL YES NO CORE DRILL FOOTERS PROPERTY PINS

Proud to be an American Company USA Please Support Our Wounded Warriors USA

6' WOOD SHADWBOX FENCE CHANGE ORDER



HOT DIPPED RING SHANK NAILS.

CHAIN LINK FENCE

Fence Posts for a Cure
PLEASE ASK

WOOD PVC ORNAMENTAL

Footage
 Total Height
 Gauge () Ind. () Std.
 Knuckled ()
 Safeguard () x x x

Top Rail
 Line Post
 Corner Post
 Gate Posts
 Gate Frames

Footage 1596'
 Height 6'
 Type WOOD
 Style SHADOW BOX
 Concrete ALL POST
 Pickets PRE TREAT.
 Top DOG EAR
 Posts 4"
 Color
 Runner 2"X 4" X 16'

OPTIONS	ADDITIONAL COST	YES	NO
FENCE REMOVAL	INCD.	YES	
BOARD ON BOARD SHADOW BOX	INCD.	YES	
POOL CODE HDWE		NO	
CLEARING FENCE LINE		NO	
S.S. FASTENERS AND NAILS		NO	

East Coast Fence and Guardrail, Inc. WARRANTIES its pressure treated wood fence for 25 years against all rotting, decay and insect damage. Due to the extreme hardness and density of the wood, some splitting and warping might occur, this is normal and does not constitute failure of the wood.

Base \$ 34,942.00
 Options
 Permit + NOC COST
 Total Price
 PAID Less Deposit 50% \$ 19,152.00
 Permit
 Balance Due

Customer to be ONSITE to inspect and Pay Crew when finished.
 YES NO

***GATES RACKED YES NO
 # INCHES a.) b.) c.) d.)
 L or R (HINGED) a.) b.) c.) d.)

You as the property owner are solely responsible for locating property lines, underground sprinkler lines, and all non-utility company lines that might be damaged. You will release the company from all liability resulting from any such damage.

The above proposal when accepted by the company becomes a binding contract between the two parties and is not subject to cancellation. No changes will be made unless a proper change order is filled out and signed by the buyer / authorized representative.

All materials remain the property of East Coast Fence and Guardrail, Inc. until the contract is paid in full. Right of access and removal is hereby granted in the event of nonpayment as agreed. If legal action is necessary to collect, purchaser agrees to pay all costs plus all collection agency costs, if such service is needed.

You, the buyer, may cancel this transaction within three business days from the date shown below without penalty. Cancellation after that time will result in a charge of 15% of the total contract.

PROPERTY OWNER'S ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted, you are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE

Sales Rep FRED HONEY
 321.271.4689

Signature [Signature] 10/23/2017



Invoice

Amt Due:	Date:	Invoice #
\$2,400.00	11/ /2017	173534

Bill To:

**Parkside Place
111 Parkside Place
Indian Harbour Beach, FL 32937**

Make Checks Payable/Remit to:

**Paradise Lawns & Landscaping, Inc.
P.O. Box 542189
Merritt Island, FL 32954-2189**

Please detach and return top portion with your payment enclosed.

Due Date	P.O. #
12/ /2017	

Item:	Description:	Amount:
Arbor Care	11/6/2017 Cut back of trees, etc on fence line area to prepare and make room for new fencing. Total Cost: (including removal) \$2,400.00 <div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p style="margin: 0;">APPROVED</p> <p style="margin: 0; font-size: small;">By vcarvalho at 8:37 am, 11/10/17</p> </div> <p style="margin-top: 20px;">Date: <u>Nov 14</u> 2017 <input checked="" type="checkbox"/> CASH</p> <p>Bank: _____ /GL: _____</p>	2,400.00

Thank you for your business.

Subtotal: \$2,400.00

Phone # 877-282-6611 Fax # 321-433-1233

Sales Tax (7.0%) \$0.00

Please E-Mail billing questions to: Accounting@ParadiseLawnsFL.com

www.ParadiseLawnsFL.com

Total: \$2,400.00

Encl 4

Natural Harmony LLC
1962 Jefferson Ave
Melbourne, FL 32935
(321)626-0008
naturalharmonyllc@gmail.com



INVOICE

BILL TO
Parkside Place HOA
1309 Parkside Place
Indian Harbor Beach, FL
32937

INVOICE # 1470
DATE 12/04/2017
DUE DATE 12/19/2017
TERMS Net 15

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/08/2017	Hours Pressure washed 60 fence columns, applied concrete patch, wire brushed for paint prep, removed brush from column bottoms and hauled to landfill, applied to coats of paint.	70	25.00	1,750.00
11/08/2017	Materials purchased 2 gallons of concrete patch, 2 gallons of mildew buster, 5 gallons of chlorine.	1	94.07	94.07
11/08/2017	Materials purchased 12 Gallons of Sherwin Williams Resilience Satin Ultra Paint	1	570.87	570.87

1.5% LATE FEE AFTER 30 DAYS

BALANCE DUE **\$2,414.94**

Date: Dec [] RC [] RCACH

Bank: Res IGL: 3010

Encl 5

Proposal

A List Tree Service

100 Coral Way East
Unit 1
Indialantic, FL 32903

DATE: 1/3/2018

TO Parkside Place HOA

QTY	DESCRIPTION	LINE TOTAL
	Fence repair to South side and East side of property	
	East Side of Property	
	- Material	\$402.00
	- Labor	<u>\$2,125.00</u>
	Total	\$2,527.00
	South Side of Property	
	- Material	\$131.63
	- Labor	<u>\$550.00</u>
	Total	\$681.63
	Delivery Charge	\$75.00
	Require 50% deposit before starting work	\$1,641.82
	Total for Completed Job	\$3,283.63
	Paid in Advance	-\$1641.82
	Original Balance Due Upon Completion	\$1641.82
	Additional Labor <i>Bcl App \$1,250</i>	<i>1,250.00</i> \$2500.00
	New Balance Due Upon Completion	<i>\$2891.82</i> \$4141.82

1641.82
(New) TOTAL \$4,533.64



LOCK HAVEN LOCKSMITH
 WWW.LOCKSMYTHE.COM
 1370 HWY. A1A, SUITE C
 SATELLITE BEACH, FL 32937
 (321) 779-0340 FAX (321) 777-8435

NAME Park Side. DATE 1/10/18

ADDRESS In. H. B. FL SEC. PHONE 321-591-6200

LOCATION Hwy. Ker: Steve BUS. PHONE

QTY	DESCRIPTION	PRICE	AMOUNT
1	Service call		60.00
2	Rx Key cylinder @ 40.00 each		80.00
2	Rekey Gate cylinders Walk Thru gate @ 20.00 each		40.00
1	Gate lock.		180.00
1	hr. labor to install hardware.		60.00

CUSTOMER SIGNATURE [Signature] TOTAL MATERIALS

AUTHORIZATION FOR SECURITY/EMERGENCY SERVICES
 I hereby certify that I have the authority to order the lock, key or security work designated above. Further, I agree to absolve the locksmith who bears this authorization from any and all claims arising from the performance of such work.

SIGNATURE _____ DATE _____ TOTAL LABOR

ADDRESS _____ SUBTOTAL 420.00

YEAR _____ MAKE _____ IF AUTO _____ LICENSE/SERIAL NUMBER _____ 7% TAX 27.40

PRODUCT 019 TOTAL 449.40

15137

WORK ORDER INVOICE