

WATERSIDE III at BAY BEACH CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING

FEBRUARY 23, 2016

1. **Certify a Quorum and Call to Order** – The meeting was called to order by President Charlie Eck and Kerry Yeager from Myers and Brettholtz & Co. verified a quorum was present.

2. **Proof of Notice** – The notice of the meeting was duly posted and confirmed by Sue Walker.

3. **Approval of 2015 Annual Membership Meeting Minutes** – C. Eck made a motion to waive the reading of the minutes and D. Cote seconded. The motion was carried unanimously.

4. **Reports Of Officers**
 - Sue Walker reported that a new website proposal is almost complete and a new website with updated software is in the near future.
 - Dick Cote reported that there has been progress made with Comcast issues and the next update will be March 15.
 - Jan VanGorder reported the 2015 financials had positive performance and currently there is no outstanding debt. The Crisci Finance Committee is working on the reserves study.
 - Jack Hockley reported that the BMA annual meeting is scheduled for March 8, 2016 and that is also the date for the annual party to be held at the Waterside III/IV pool.
 - Charlie Eck presented a Presidents report which is attached.

5. New Business

- a. **Results of Document Change Vote** -The results of the election were 32 votes in favor of the document change and 2 opposed. This will change the number of affirmative votes required to change our documents. The appropriate vote for a change would be a majority of those voting but will require a minimum of 23 affirmative votes.

6. Open Discussion

- Don Brunelle requested the Board's consideration to make adjustments to the current "quiet time" rule. It was acknowledged and will be added to the agenda for the next Board meeting.
- Diane Brunelle asked the Board to consider going back to the in-unit bug spraying. The item was acknowledged and will be an agenda item at the next Board meeting.
- Plumbing inspections will be held on Friday, February 26, 2016.
- The concern about bird droppings on the window sills was addressed. Power washing will be investigated for the building and window sills for next fall.
- Dick Smith reported that the EBIA (Golf Course property committee) will make no permanent changes until a total plan is in place. The immediate concern is maintenance, security, insurance and useable paths. A summary of all submitted suggestions for the property is attached.
- C. Eck made a comment that there have been numerous security breaches in the building and asked every owner to be more observant.

7. **Adjournment** -C. Eck moved for an adjournment and it was seconded by J. Hockley. The meeting was adjourned as a unanimous motion.

Respectfully Submitted,

Susan M. Walker

BOD – 2-28-16

2016 WS III Annual Meeting

President's Report

It's one year ago that my so called friends pushed me into the President's job. Shortly thereafter I advised each of you that there were two big items on the agenda for 2015:

- 1) The Durpo lawsuit and;
- 2) A complete review and update of our Reserve Account.

As most of you know, the lawsuit was settled on December 1st through EBIA purchasing the Golf Course property for \$2.4 million. All claims and counter claims were extinguished as a result of the transaction. Now that EBIA controls the property they have established a Steering Committee that will determine the future look, use and operation of the property. Dick Smith is WS III's representative to that group and I'm sure that our interests will be well represented.

Jan and his crew continue to be hard at work on the Reserve Account. As Jan will attest, it's those pesky little details that keep getting in the way. We're hopeful their work will be completed by the 3rd quarter so the Board can adopt the team's plan in advance of the budgeting process for 2017.

The past few months have brought about a number of issues for us as our building ages - water pumps, water intrusion and rusting service doors to name a few. Property Management is on top of these issues and corrective measures are in process.

A significant problem surfaced in early December as the Town of Fort Myers Beach included all of Bay Beach as revenue participants in the Town's Stormwater Utility system - ordinance enacted in September, 2015. EBIA took the lead on this issue and I was asked to be the Lead Negotiator for EBIA. Although the Town finally agreed to enact a resolution eliminating Bay Beach from the Stormwater Utility fee, the Town still expects Bay Beach to contribute Administrative and other fees in the future. This issue continues to be a work in progress particularly when considering the Town's Stormwater Utility is not designed nor intends to include Bay Beach. What's at stake is somewhere between \$50 K and \$250K per year.

Just this past weekend our Social Room TV broke down and all the king's horses and men couldn't cope with the electronics. It was declared dead at 11:15 AM on Monday February 22, 2016. John Frey and I purchased a new 60" TV yesterday afternoon - bigger screen is better as we age - and with the capable assistance of Don Brunelle and Pete Yeatman we had the new set up and running at 8:27 PM last night. Movie night tomorrow is still in play.

As expected our ownership changes from time to time and it's encouraging to see the new additions to our community join in the social fabric of WS III. WS III has always been an extremely friendly Association and our new owners continue to enjoy the neighborhood.

All our committees have done a remarkable job this past year:

- 1) RAC's Insurance reductions couldn't have come at a more opportune time and re-keying begins today;
- 2) Our Landscape team continues to provide superior results;
- 3) Paul's been a one man dynamo over the years and continues to provide sound experience and advice regarding our building.
- 4) The Crisci Finance crew has always done an excellent job with WS III at the forefront for fiscal performance.
- 5) John Russo has agreed to head the Pool Committee and he's already had an impact in resolving the County Health Department's misinterpretation of the state's pool rules.
- 6) The Social Committee is the glue that bonds us as it provides excellent opportunities for all of us to be caring and engaged neighbors.

While not a Committee, Jack Hockley has carried our interests forward to BMA and provides for each of us a sense of security as BMA does its best to care for the entire community.

Pete Yeatman has been an invaluable asset to me as he is our representative to EBIA as well as my second on the Waterside 1234 Property Management Team. Our Association owes him a great deal.

As many of you know only too well, Carmel continues to take care of our needs. On more than one occasion unit owners have told me to make sure she stays happy and here. All of us are indeed grateful for her efforts on our behalf.

And lastly, your Board of Directors is a group as diverse in background as you can imagine. Each of them has been able to pick up the baton and get the job done. Dick has agreed to pick up the Comcast millstone where Bob Messina left off. Someone from Waterside needs to be in the driver's seat and Dick will surely employ sound business practices to insure Comcast lives up to our mutual contract. Sue is knee deep in getting our out of date website up to speed. It's an involved process full of those pesky little details.

To each of my fellow Board Members as sincere thank you.

It's become quite obvious that each year we are faced with challenges that were not even on the radar as the year began. We are indeed fortunate that our wheelhouse has a talented team that digs in and gets the job done. Thank you.

Recommendations # of recs received	Totals			
Improve Walking/biking paths on cart paths	79	S		
9 hole golf course/managed by outside	63	L		
Sell existing Tennis courts and build new ones	61	S		
Pickleball courts	54	S		
Bocce ball	42	S		
make it a gated community/w security gate	34	S		
Beach parking area at existing parking area	27	S		
renovate buildings for future use	22	L		
Keep it green/natural	19	S		
Driving Range/managed by outside	16	L		
Leave it as is	15	S		
Develop housing/10-15 homes in selected area	10	L		
Dirt fill for low areas	9	S		
18 hole golf course/managed by outside	8	L		
Bar/Grill or restaurant	8	L		
Bird wildlife preserve	7	S		
Park benches	7	S		
Available rest rooms	6	S		
Health & Fitness club	6	L		
Widen pathways	6	S		
Dog park	6	L		
Community center	5	L		
Move security gate/ gated community	5	L		
Shuffle board court	5	S		
create plot for owners to us to plant(veg,herb	5	S		
Blended open space	4	S		
Landscape Architect	4	L		
Putting green	4	L		
Convert maintenance building into rental stor:	3	L		
Stock the lakes/fish	2	L		
Picnic ares	2	L		
Trailer parking	2	L		
Gazebos	2	L		
Grant portion to county	2	L		
Playground	2	L		
			2.9.15	
			Sell existing Tennis courts and build new ones	61 S
			Pickleball courts	54 S
			Bocce ball	42 S
			Shuffle board court	5 S
				162
			Improve Walking/biking paths on cart paths	79 S
			Park benches	7 S
			Keep it green/natural	19 S
			Widen pathways	6 S
			Gazebos	2 L
				113
			9 hole golf course/managed by outside	63 L
			18 hole golf course/managed by outside	8 L
			Driving Range/managed by outside	16 L
			Putting green	4 L
				91
			renovate buildings for future use	22 L
			Community center	5 L
			Available rest rooms	6 S
				33
			Beach parking area at existing parking area	27 S
			Convert maintenance building into rental storag	3 L
			Trailer parking	2 L
			Build garages for rent	1 L
				6