

WATERSIDE III BOARD OF DIRECTORS
MINUTES OF THE MEETING
JANUARY 17, 2017

1. **Call To Order** – The meeting was called to order by President C. Eck at 10:00 a.m. in the Waterside III Social Room.

2. **Proof of Notice**- S. Walker stated that the meeting was duly posted.

3. **Establish a Quorum** - A quorum was present at the meeting as all Board members were in attendance.

4. **Minutes of the BOD Meeting; December 14, 2016**- A motion was made by C. Eck to waive the reading of the minutes and approve the meeting minutes and approve from the December 14, 2016 meeting. J. VanGorder seconded the motion and the motion was carried unanimously.

5. **President's Report**- The report was read by President C. Eck and a copy of the report is attached.

6. **Treasurer's Report**- J. VanGorder reported that the year-end financials have not been received from M&B. Therefore, there is nothing to report at this time.

7. **Property Manager's Report**- C. Magill read the report and a copy is attached. Permission was received to replace halogen lighting by the

trash room and to remove the bladder tank on the roof of the building. C. Eck made a motion to authorize the leases for units 326, 345, 372 and 385. J. Hockley seconded the motion and the motion was carried unanimously.

8. **Committee Reports**

a. **Crisci Finance**- J. VanGorder stated that there was nothing to report.

b. **RAC**- No report.

c. **Building & Facilities**- P. Martin presented the report and a copy is attached.

d. **Landscaping**- K. Smith did not have a report, however asked for volunteers to join the Committee.

e. **Pool**- There was no report from the Pool committee, however C. Eck reiterated that a contract exists with WMA for our property manager, C. Magill, to manage the WS3/4 pool. WSIII should contact C. Magill for pool issues and WSIV will contact their property manager.

f. **Social**- C. Hounshell presented the report and a copy s attached.

9. **Comcast Update**- D. Cote reported that there are no provisions in our current contract for voice remotes. A few owners reported that

they have received them at no cost. This issue will be re-addressed with Comcast.

10. **WMA Update** – J. Hockley reported there was nothing new to report.

11. **EBIA Update**- A report was submitted from P. Yeatman and it is attached.

12. **Property Management Change / Office Location** – The new property manager's office is located on the ground floor of WS1.

13. **Old Business**

a. **Water Intrusion Path Forward**- C. Eck made a motion to establish an informative committee to give guidance to the Board on how to move forward with miscellaneous issues defined by the water intrusion study. The recommendation was for the committee to be headed by P. Martin and additional members to be J. Hockley, C. Pestow and R. Miller. J. VanGorder seconded the motion and the motion was carried unanimously.

b. **WS123 Update / Pool Management**- C. Eck reported that WMA reached an agreement for C. Magill to manage the WSIII/IV pool.

14. **New Business**

a. **Electrical Outage Consequences**- C. Magill reported that due to the recent power surges, the spa pump needed to be replaced. Surge protectors were added to the elevators to help the panels in case of a surge.

b. **Guest Suite Carpeting** – C. Eck made a motion to approve funding to replace the carpeting in the guest suites. J. VanGorder seconded the motion and the motion was passed unanimously. Funding is in the reserves and C. Magill was given the direction to procure quotes for the “wood-look” tile flooring and to report back with a quote. Work will be performed off season when guest suites are not being used.

15. **Comment and Discussion by Unit Owners-** No comments were presented.

16. **Adjournment** – C. Eck moved for the meeting's adjournment and J. Hockley seconded the motion. The meeting was adjourned as a unanimous motion.

Respectfully Submitted,

BOD Secretary

January 23, 2017

Waterside III President's Report

January 17, 2017 BOD Meeting

This is our first Board meeting of 2017 and although all our regular owners are not currently in residence we all wish them a speedy and healthy return.

This year has already started with the typical Social fervor we've come to expect. Carolyn and her crew have a complete agenda of activities that should provide each of you a full spectrum of experiences designed to provide the best of what Waterside III is all about.

The newly formed Waterside 123 Group is off and running with all expertise we've come to enjoy. I encourage each of you to acquaint yourself to the new location for our Property Manager's office. Carmel and her crew seem to like their new digs and it is certainly more convenient for the constant comings and goings of vendors, staff and owners. Our Property Management Group is under contract with WMA for our Pool's Management – Carmel is in charge.

Suffice it to say that as our building ages we continue to experience new and challenging problems. As you can imagine, we can't financially plan for every possible contingency but so far Jan and his team have been on target with both our Operating Budget as well as the Reserve Study that's now incorporated into our Budget.

During today's meeting Jack Hockley will fill us in on WMA issues and Pete Yeatman will advise on the current issues regarding EBIA.

As far as Town issues are concerned the Estero Blvd. construction project continues to cause traffic problems. Storm water is still a vexing problem as the current Council construct seems unable to come to grips with the facts. The upcoming Town Council election is critical for all of us on Bay Beach. As we know only too well, a voting population get the leadership it deserves.

I'm hopeful each of you experience a terrific 2017 here at Waterside III.

Charlie Eck

PROPERTY MANAGER'S REPORT

January 17th, 2017

Fire Pump: We had some Fire Pump issues last week with an error reading on the new controller. Paul Johnson was able to shut the pump down manually during its exercise on Monday the 9th, Wayne Auto were notified as water was escaping through some loose packing and allowing the pump to overheat. On Friday the packing was replaced and Wayne were here this Monday the 16th to supervise the test. Everything has been restored to normal.

Pool and Spa Issues: The spa circulation pump was replaced just before the holidays as the bearings were starting to go, three days later the new pump was burned up in a power surge, unfortunately 5 properties along Bay Beach Lane experienced the same issue including the 7/8 spa pump. Thankfully Tri City had a spare 2 phase pump in stock so we were able to get one installed with little down time. This damage was not covered by the Master Insurance as it did not meet the deductible (Ded \$5000, pump \$800 installed).

Surge Protectors: Semmer have now added two surge protectors to the Elevator disconnects and two to the elevator car light disconnects in an attempt to lessen the damage to the elevator panels during a surge. I and II have both done the same thing. It won't stop every surge but it does help to lessen the effects. Cost was \$1255 parts and labor.

The halogen lights over the rear garage and trash room doors in the lobby have been burned out for some time. A number of owners have asked if these will be replaced. If the Board would like to do so I would like to change these out to LED fixtures instead as the halogen are badly wired in and get excessively hot.

Bladder Tanks: When the new domestic water pump was installed recently the bladder tank was left in place. The tank is no longer needed and I would like to ask the board if they want that removed in order to eliminate the possibility of the tank bursting or leaking. The cost including emptying and removing them from the premises will be just under \$500. It will also provide an extra storage room.

Rentals for Ratification:

2/1/2017	4/1/2017	385	David Rohrback and Mrs. Rohrback
1/1/2017	1/31/2017	326	Dolores Schoen, Patricia and John Policella
1/2/2017	2/28/2017	372	Patrick and Helen Garrett
2/1/2017	3/31/2017	326	Julie Daoust
2/1/2017	4/1/2017	345	Barbara and Michael Carmen

BUILDING & FACILITIES REPORT

Pool & Spa

o The BC continues to daily monitor the W3/4 pool & spa water use. One morning abt 4k gal extra use was noted on the meter. The cause was a stuck pool leveling float. Tri cities shut down the water to the weir/leveling

system. Likely cause is ongoing Ca build up on the flot which causes it to stick. Carmel is exploring options, might have already developed a fix.

Paul Martin

LANDSCAPING COMMITTEE

THANKS TO THE PERSON OR PERSONS WHO TRIED TO BE HELPFUL, BY REARRANGING THE FLOWER POTS AT THE FRONT ENTRANCE, AND BY

PLACING A WATER PICK IN THE LAVENDER BOUGAINVILLEA. THE ARRANGEMENT WAS PLEASANT AND ACTUALLY WHEN WE PURCHASED THE PLANT, WE

HAD PLANNED TO HAVE IT IN THAT LOCATION. THE PLANT LET US KNOW QUICKLY THAT IT NEEDED MORE SUN AND SO WE HAD TO PULL IT OUT TO THE

FORWARD LOCATION. MORE SUN AND REMOVING THE WATER PICK, (SINCE BOUGS LIKE LESS WATER) BROUGHT THAT PLANT INTO FULL BLOOM VERY

QUICKLY.

THE OTHER LARGE AQUA POT WHICH WAS MOVED FORWARD LOOKED GREAT IN THE LOCATION WHERE IT WAS PLACED, HOWEVER THE BROMELIADS IN THAT

POT REQUIRE FULL SHADE AS THE LEAVES WILL BURN QUICKLY IF LEFT IN THE SUN, SO WE DID HAVE TO MOVE IT BACK TO A SHADY LOCATION.

THANKS SO MUCH FOR YOUR EFFORTS TO ASSIST WITH THE LANDSCAPING. PLEASE MAKE YOURSELF KNOWN TO US AND WE WOULD WELCOME

ANY THOUGHTS ABOUT HOW TO IMPROVE THE FRONT ENTRANCE AREA, OR ANY OTHER LANDSCAPING IDEAS YOU MIGHT HAVE.

LANDSCAPE COMMITTEE

NINA CARRAN - CHAIRPERSON - 970-640-2096 (NINA IS NOT IN RESIDENCE AT THE PRESENT TIME)

KATIE SMITH - 239-463-9998

CHERYL HAYES - 239-765-2256

The committee would like very much to have one or two more people on the Landscape Committee. Please let us know if you have an interest in assisting the

condo association by serving on the committee. Katie

Social Committee Report January 17, 2017

Happy New Year! We hope everyone had a wonderful holiday.

There was a lovely Christmas dinner party organized by our neighbors the Wood's for a day.

To begin 2017 we had our annual New Year's Day party, a great start to the year. This past Sunday was the Champagne Brunch with the usual great food.

Next on the party agenda is the Chinese New Year's party which will be celebrated a day early so we can combine with Friday night cocktails. No need to bring anything other than your drink We will have a signup with cost and info shortly.

We start February with our annual Super Bowl Party. Look for that signup as well.

There is a sign already on the bulletin board for the Naples Princess Cruise on Valentine's day. A bus will be available to take us there and bring us back...a separate signup sheet. We will have the upstairs of the ship again this year and depending on whether we have 30 people or more, we will have to ourselves. Prior to boarding, your photos will be taken which you can buy later and upon exit, a rose given to each of the ladies. If interested, please sign up as soon as possible.

The end of February will be the Tapas/Mardi Gras. Always a very popular party with interesting hors d'oeuvres. A great time.

Friday night cocktails have begun! See you all there and as always, check the social bulletin board for any additional parties.

Carolyn Hounshell – Social Chairperson
BJ Hounshell

Jean Eck
Lia Barth
Jenny Hockley
Sue Walker
Laraine Yeatman

EBIA Report (Board of Directors Meeting 17 Jan 17)

January 10th EBIA held its Annual Meeting and election. EBIA's current documents still require us to cope with some unusual issues. The first being the Members needed to vote to set the Boards number between 5 and 17, the motion was to keep the number to seven this coming year. The second being not allowing any flexibility as to when the quarterly meetings can be set. This year the Membership will be presented with re-written documents for approval. These changes will eliminate many of these crazy issues. I need to call attention to the fact that there currently are only 16 Members to EBIA, each of the condo associations like Waterside III. Residents are not members and their rights are only represented through their Membership in our case Waterside III's Board. So unlike W3's annual membership meeting not every resident gets to make motions or cast a vote at the EBIA annual meeting. An issue that was very fuzzy at the meeting, but since every vote taken at this meeting resulted in unanimous yeas, it required limited clarification.

The Membership (16) voted unanimously to keep the Board at 7. The term of a Board member is two years, two members decided to not stand for re-election and one did. The three members voted in were: Ernest Levy, Ed Lombard and David Maiser.

The Membership voted to carry over 2016 funds into the 2017 Budget; they also ratified the next year's meeting dates as: April 11 – The Palms, July 11 – Dolphin Pt, October 10 – Royal Pelican and January 9 – Hibiscus Pt..

The majority of the time was spent on a presentation by Charlie Eck on the Stormwater issue, a very short recap of the London Bay deal (see previous EBIA Reports if you want details) and issues around the vacant property. I expect that Charlie Eck will have provided an update in his earlier President's report, or this topic is an Agenda item, if not, then I would ask him to do so during this report.

I encourage people to visit the EBIA website to stay current www.sterlingpropertyfl.com; the password is eb1a. I also, encourage everyone to communicate with the EBIA Property Manager, Lee Ann Rosengarten (leeann@sterlingpropertiesfl.com) if you have any questions or can't find something on the website.

Respectfully submitted,
Pete Yeatman
W3 Voting Representative