

# WATERSIDE III BOARD OF DIRECTORS

## MINUTES of the MEETING

**MARCH 21, 2016**

1. **Call to Order**- The meeting was called to order by President Charlie Eck at 10:00 a.m. in the Waterside III Social Room.
2. **Proof of Notice** – The notice of the meeting was duly posted by Sue Walker.
3. **Establish a Quorum**- C. Eck attested a quorum was present. All Board members were in attendance.
4. **President's Report**- The report was read by President C. Eck and a copy of the report is attached.
5. **Treasurer's Report** – Jan VanGorder reviewed the Treasurer's report which is attached.
6. **Property Manager's Report**- C. Magill read the report and it is attached.
7. **Committee Reports**
  - a. **Crisci Finance Committee**- The committee is continuing work on the Reserve Study. The report is attached.
  - b. **Building & Facilities** – P. Martin provided an update and the report is attached.
  - c. **Landscaping** – Sue Walker read the Landscape Committee report. The report is attached.

- d. **RAC**- The re-keying project is complete and considered a success. No new items to report.
  
  - e. **Pool**- Mr. Russo provided the report which is attached.
  
  - f. **Social Committee**- L. Yeatman provided an update. The Easter brunch sign-up is posted. This is the last scheduled party of the season as a Derby Party will not be held this year. There is a possibility of one more movie night in April.
8. **WMA**- Jack Hockley reported that the Bayside Master Association (BMA) is now named Waterside Master Association (WMA).
9. **EBIA** – P. Yeatman provided an update and a report is attached.
10. **EBIA Steering Committee**- Representative Dick Smith reported that the EBIA board will meet on April 22, 2016. The current focus is to maintain and secure the golf course property and to procure insurance. Parking is allowed in the lot in front of the property for EBIA members.
11. **Comcast**- D. Cote reported that progress has been made with Comcast for technical issues within Waterside. Billing issues are still being resolved. D. Cote suggested that a newsletter should be sent to all residents to make them aware of parental controls and advise them that boxes should not be disconnected at any time. Hockley will ask WMA to include this information in their next newsletter.

## 12. Old Business

- a. **Fitness Room Hours and Posting** – A motion was made by C. Eck to post signage at the Fitness Room entrance. The signage would post quiet time hours from 11pm to 7am and the room will be closed during that time. In addition, children under 14 years of age are not allowed unless supervised by an adult. The motion was seconded by J. Hockley. The motion was carried unanimously.

- b. **Website Update**- Sue Walker reported that the Web.com (Network Solutions) contract has been finalized. A first draft of the website structure has been received. A website development workshop will be scheduled to review the content and to provide updated information.
  
- c. **Bug Spraying & Forms**- There will be an “opt –in” or “opt-out” program for scheduled bug spraying in the units. Forms have been provided and should be completed and returned to C, Magill.
  
- d. **Power Washing the Building & Timing** – C. Magill will procure a quote for the entire building to be power washed after “crackle season”. Timing has been determined for a December timeframe.
  
- e. **Window Seals and Water Intrusion** – C. Magill reported that investigation is continuing for water intrusion issues. A possible option for window seals is to cut out the rubber seal, treat it with a solution then re-seal with a black caulking compound. This is a remove and re-seal approach without removing windows. C. Magill is working to identify an Engineering firm to perform a comprehensive study for all water intrusion issues. Additional information will be provided in future board meetings.
  
- f. **Vendor Sign –In** – C. Eck provided a reminder that residents need to notify the office of vendors performing work in their units.

### 13. New Business

- a. **Domestic Water Pump and Pressure Regulators**- C. Magill reported the domestic water pumps have been ordered.
  
- b. **Surge Protector for Waterside III** – C. Eck reported that Waterside III does not have a surge protector. C. Magill will procure quotes and it will be discussed in future board meetings.
  
- c. **Approve Sales and Leases** – C. Magill reported that there are no sales or leases to approve.

d. **Lobby Refreshing** – C. Eck reported that the Lobby is in need of updating. C. Magill and N. Carran have started the planning and S. Walker was asked to join. Eck made a motion for this group to come back with a proposal for the re-freshening project. D. Cote seconded the motion. The motion was passed unanimously.

e. **Bicycles**- J. VanGorder expressed a concern regarding bicycles being brought into the building. Owners will be asked to use elevator pads when transporting bikes to their units.

14. **Comment and Discussion by Unit Owners**- A question was asked regarding entry door seals and C. Magill will investigate.

15. **Adjournment** – C. Eck moved for the meeting’s adjournment and it was seconded by J. Hockley. The meeting was adjourned as a unanimous motion.

Respectfully Submitted

Susan M. Walker

BOD Secretary

3-22-16

Waterside III President’s Report – March 21, 2016 Board Meeting

For many of us the winter months have passed much too quickly. It seems the only slow moving portion of our lives has been the traffic and construction on the north end of the island.

While county and town officials pledge to make things better it certainly seems this season has been far from optimal for tourists as well as those of us who live here.

The past several months have also brought water issues to the front and center of our Association's attention.

Water intrusion has become a serious problem in our building as evidenced by failing window seals and, more significantly, by water blisters occurring on our exterior stucco. Our window seal issues will be discussed at today's meeting while the larger water problem is still in the investigation stage as the cause needs to be verified by engineers before any corrective actions can be taken.

There are many Bay Beach residents who falsely believe that the Stormwater issue between the Town and Bay Beach has been resolved and certain newspaper reports have fueled that belief. The Stormwater issue is not yet resolved. EBIA's efforts with Town officials continue with the hope that all of Bay Beach will ultimately be removed from the Town's Stormwater Ordinance.

EBIA continues to move ahead in formulating a plan for the property formally known as the Golf Course. During the past few weeks you've seen a number of changes regarding parking, posting, etc. One specific change that can now be enjoyed by all Bay Beach residents is the opportunity to park there for beach walks, etc.

Your Board recognizes the importance of our collective safety and security. While sometimes inconvenient, this Association's rules are designed for our overall benefit and must be adhered to. A less visible security advancement is a much more integrated approach between our Property Management and the gate.

During the next few weeks the Board, together with Property Management, will make its annual inspection of the building and property to initiate the summer project schedule. As many of you know, summer provides our maintenance staff the opportunity to complete a large number of tasks that are best handled without all of us being in the way. As should always be the case, please advise the Property Manager of any concerns you have regarding the property.

Thank you.

# Waterside III Treasure Report---March 21, 2016

The February financials reflect our expenses slightly under budget. There is continuing pressure on building maintenance issues due primarily to the aging of various items. This area will require continued vigilance.

There are no outstanding owner related accounts receivable items.

Respectfully submitted Jan R VanGorder

PROPERTY MANAGER'S REPORT MARCH 21<sup>ST</sup> 2016

ENGINEERING FIRM: I am following up with several recommendations and Bill Dubois of 3H2 is assisting me in vetting a good structural engineer to look at the current condition of the lanais

WINDOW CLEANING: Window cleaning will commence at 8am on Thursday the 24<sup>th</sup> weather permitting

DRYER VENT CLEANING: Dryer vent cleaning will commence around 9am on the H floor on Wednesday the 23<sup>rd</sup>, please remove all obstacles from the area

SPA JETS: Brian will be here this am to look at the jets that are not working, he will let me know what's wrong and I will update you later today

PRV'S: We have a bid in from Franklin Seckinger Plumbing and are expecting another bid in today from AVIS. After lots of input from both parties and Paul Martin it is agreed that we will be adding a PRV to every unit on the 4<sup>th</sup> to 7<sup>th</sup> floor

DOMESTIC WATER PUMP: this was ordered and is due to arrive mid April at which time it will be installed, this will involve shutting off the water to the building for one full day.

## Crisci Finance Committee Report March 21, 2016

The reserve study continues to make progress. Our efforts are in the fact finding preliminary stages. We are tentatively planning another preliminary meeting in the next TWO weeks.

### **Water Cop Remote Water Shutoffs**

- o 2016 installations: 375, 376, 3P5
- o Email to issue shortly to all Water Cop owners re testing and maintenance

### **Domestic Water Pump System & Pressure Reducing Valves**

- o Profiled current and new systems and assisted Carmel with recommendations to our BOD

### **Pool & Cabanas/Pool Bathrooms Water Water Use Monitoring**

- o Needed to catch abnormally high water consumption early on, e.g, stuck flapper in men's bathroom
- o No major unusually high water consumption recently

Paul Martin for the Building & Facilities Committee  
18 Mar 2016

## LANDSCAPE COMMITTEE REPORT 3-21-16

Nina CARRAN chair  
Katie Smith  
Cheryl Hayes

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>> There is little to be reported for this month.

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>> Front entry:

>> We have yet to replace the pot and gazing ball that were broken. It is our goal to get this done yet this spring.

>> Small beds by entry have been replanted twice. We suspect either dog or watering system problems. Could Carmel pay special attention during next system check. If we can get the problems solved with this area we would like to continue with flowering annuals.

>> We continue to monitor the palms.

>> The newer plantings along the walls seem to be doing well. They should be very nice next season.

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>> Fountain area:

>> All seems well

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>> Back walls:

>> One dracena on NW side may need replacing this spring to attain growth potential over the summer

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>> Back area:

>> The herbs have struggled this year. It is our intent to move the containers/pots, to one of the deck areas before next season to gain more protection from wind, critters, etc.

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>> Respectfully submitted,

>> Nina Carran

>> Katie Smith

>> Cheryl Hayes

## POOL COMMITTEE REPORT 3-21-16

I have went over some options with Shaun from building four ,whom I feel I can work with amicably . We have agreed on certain items ,others we are still kicking around.



First- The both doors need repair ,possibly replacement . Problem being the frames may have to be replaced on the women's side. Trying to avoid this because it could be costly. Checking options.

- sinks should be replaced with pedestal sinks so as to cover all the exposed plumbing , replace all shut off valves and add no burst lines.

- toilets should be replaced with high boys possibly power flush if not too expensive , regular high boys not expensive and replace no burst lines.

- urinal appears to be functional maybe just replace or adjust flush valve.
- we have been having a go around with the floors. Shaun originally thought epoxy I kind of disagreed with that and favor a non slip tile. Seems that the non slip may be the way to go . I believe it would look better and last longer. Looking into types, possibly larger or rectangular with very small grout lines.

- walls to be painted a neutral color.

- an option to install hooks, and benches was brought up that I totally put down since we do not want people changing in there, these are to be used as bathrooms only.

- replace toilet paper holders with commercial double roll so as not to run out and people use paper towels.

- electric hand dryers were discussed at length and I did find a dryer that does not need 220. But I believe a commercial roll paper towel holder not electric is the best way to go. I have photos. Will elaborate at meeting.

- Any lighting change should be to LED both interior and exterior near the grills.

- gas grills are another issue. I believe they can be moved back without having to change the gas lines or getting permits. I think a vinyl fence is a no no. A block wall may be the least expensive and most appealing .Still debating the issue. Need to check with FPL about distance to the boxes.

#### EBIA Report - 21 Mar 16

Other than issues regarding Stormwater management there is not too much to talk about. Since Charlie is EBIA's negotiator with the town regarding this issue I will leave all commentary on that to Charlie; and Dick will report on the Storm Water property committees.

Tomorrow there will be an EBIA Board meeting; the agenda is posted on the official bulletin board in our mail room.

Other than those items the most significant is that EBIA now has an official website with all current information on [www.sterlingpropertyfl.com](http://www.sterlingpropertyfl.com); the password is eb1a. When you get to the Sterling site click on to online services then find Estero Bay Improvement Association and follow the prompts. Just a small warning if you already are registered on the Sterling site for BMA and you change the password when the pop up window comes up, you will lose the auto link to BMA (sorry it's now WMA). The Website contains recent minutes, notifications and newsletters.

That's all I have now, but I'm sure as things progress or digress with the town and some EBIA Board members there will be more at the next Board meeting.

Respectfully submitted,  
Pete Yeatman