

# WATERSIDE III BOARD of DIRECTORS

## MINUTES of the MEETING

APRIL 7, 2016

1. **Call To Order** – The meeting was called to order at 8:30 a.m. by President Charlie Eck in the Waterside III Social Room.
2. **Proof Of Notice** – Sue Walker stated that the meeting notices were duly posted.
3. **Establish a Quorum**- C. Eck attested that a quorum was present. All Board members were in attendance. A motion was made by C. Eck to waive the reading of the minutes and approve the minutes for the March 21, 2016 meeting. The motion was seconded by J. Hockley and the motion was carried unanimously.
4. **President’s Report**- The report was read by President C. Eck and a copy of the report is attached.
5. **Treasure’s Report**- J. VanGorder reported there is nothing new to report as the April financials have not been received from M&B. The report is attached.
6. **Property Manager’s Report**- C. Magill read the report and a copy is attached.
7. **Committee Reports**
  - a. **Crisci Finance Committee**- J. VanGorder reported that a first draft of the reserve study was provided to M&B. The report is attached.
  - b. **Building & Facilities**- P. Martin reported that there is no report as there are no new issues.
  - c. **Landscaping** – No report was submitted.

- d. **RAC**- No report was submitted.
  - e. **Pool**- C. Eck read an e-mail from Mr. Russo. The planning for the refurbishment of the pool bathrooms is underway.
  - f. **Social**- Nothing new to report.
8. **WMA**- J. Hockley reported that there was nothing new to report.
9. **EBIA**- Pete Yeatman provided an update from the March 2016 EBIA meeting. The report is attached.
10. **EBIA Steering Committee**- D. Smith attested that the maintenance of the golf course property is below budget. Also, a contract has been secured for the demolition of the golf course structures. In addition, any rumors about this property becoming a golf course should be dispelled.
11. **Comcast**- D. Cote reported that the technical issue with Comcast have been resolved. A report will be forthcoming from Comcast to report on these issues. Billing continues to be an issue and is unresolved.
- 12. Old Business**
- a. **Fitness Room Hours**- The new signage will be available and posted the week of April 11, 2016. The fitness room operating hours are from 7am -11pm.
  - b. **Website**- Sue Walker reported that progress is being made and data mining continues. A first draft of the website was reviewed at the March 24, 2016 Website Development Meeting.
  - c. **Domestic Water Pump& Pressure Regulators**- C. Magill reported that the domestic water pump has been received and is being prepared for installation. Bids were received from Avis and Franklin for pressure regulators. J, VanGorder made a motion to move forward with the

- installation and approve the funds (approximately \$14K). D. Cote seconded the motion and the motion was carried unanimously.
- d. **Surge Protector** – C. Magill reported the cost to install a surge protector for the building will be approximately \$7500. J. Hockley made a motion for the surge protector to be installed. D. Cote seconded the motion and the motion was carried unanimously.
  - e. **Lobby Freshening**- Sue Walker provided an update on the current progress made and sought additional direction from the Board. J. VanGorder made a motion to proceed with procuring 2-3 interior decorators who will provide plans to be presented to the Board. In addition, budget constraints are \$10K. J. Hockley seconded the motion. The Board voted 3 in favor and 2 opposed. The motion carried with a 3-2 vote.
  - f. **WSIII Security**- C. Eck reported that there have been several security breaches. A letter from the Board will be forthcoming regarding security procedures and consequences.

**13. New Business**

- a. **Approve Sales & Leases** – C. Magill reported that there were no pending sales or leases.
- b. **Summer Project Walk-Around** – C. Eck reported that the Board will accompany C. Magill on a walk around of the property on April 8, 2016 at 8:30am to review the summer project list.

**14. Comment and Discussion by Unit Owners**- Sue Walker asked the Board to approve funding for a new microwave for the Social Room kitchen. C. Eck made a motion to approve a purchase of a new microwave and it was seconded by J. VanGorder. The motion was unanimously approved.

**15. Adjournment**- J. VanGorder moved for the meeting's adjournment and it was seconded by J. Hockley. The meeting was adjourned as a unanimous motion.

Respectfully Submitted,

Susan Walker

BOD Secretary 4-9-16

## Waterside III President's Report – April 7, 2016 Board Meeting

During the next several weeks most of us will be returning to our summer quarters. Suffice it to say that this past season has sped by much too fast. We've had many successful Social events that seem to get better each year as they continue to provide the glue that keeps our Waterside III family bonded. I'm hopeful each of you have a healthy and enjoyable summer remembering that each and every one of you are expected to return this coming fall.

There are a few continuing issues in progress that will impact all of us in various ways. They are:

- 1) Building water intrusion.
- 2) Reserve Study.
- 3) Ft. Myers Beach Stormwater Utility.
- 4) EBIA Steering Committee results.

As progress is made on these issues you will be promptly advised.

During the coming summer months our pool's bathrooms are going to be rehabbed. Our expectations are that they will be much more functional and appealing.

Tomorrow morning most of the Board Members together with Paul and Carmel will be making their annual walk through so as to establish the summer project list of remediation requirements for our building. Should any unit owner have items needing attention please advise one of us and, as should always be the case, please advise the Property Manager of any concerns you have regarding the property.

Finally, please note that WS III Security is on today's agenda. We've had a number of security failures lately that have left our building vulnerable. With this in mind the Board needs to review our security process.

# Treasurer's Report ...April 07, 2016

The April financials have not been received from M&B. there is nothing new to report.

## PROPERTY MANAGER'S REPORT APRIL 7<sup>TH</sup> 2016

ENGINEERING FIRM: I am still following up on several recommendations however Spectrum Contracting have agreed to come on site and evaluate the situation. Also Ardie Oswald with Twin A Construction is talking with some engineers right now and would be willing to be on site in a consulting capacity.

BUG FREE: 29 owners have opted IN to the program and the work is due to be scheduled the week of May 9<sup>th</sup>, notices will be posted as usual and all common areas will continue to be sprayed.

SPA JETS: Unfortunately Tri City gave me bad information on the repair to the spa jets, they are expected here today April 7<sup>th</sup> to make the repairs

PRV'S: I have bids and information from Avis Plumbing – this item is on the agenda for discussion

DOMESTIC WATER PUMP: All of the parts for the new pumps have arrived and are currently being assembled at the Avis shop, this will allow for a very short water shut off (hopefully!) and the plan is have the job completed by the end of April at the latest.

SUMMER PROJECTS: If an owner has any items that they would like to see accomplished over the summer months please email all suggestions and comments to the office, thank you.

Respectfully submitted

Carmel Magill

CAM 4/6/16

## Crisci Finance Committee Report April 06, 2016

The reserve study sub-committee continues to make good progress. At a meeting yesterday, we arrived at a preliminary draft of our analysis that will be submitted to M&B for a first pass. I was advised that they will not be able to provide any feedback for about 30 days.

As we receive feedback, we will continue our analysis and advise the Board accordingly.

### EBIA Report (Board of Directors Meeting 22Mar16)

The March 2016 meeting was mostly intended to provide the community with an update and correct rumors. There were only three major issues on the agenda.

1. The Big Carlos Pass bridge – The County is starting the administrative process necessary prior to submitting requests for state and federal approvals and funding. Public discussions are the very first items that need to be done prior to any action. EBIA was a guinea pig for their first public notification and request for input from the public. Here are the only relevant things that came out of their presentation and the Q&A.
  - a. The bridge will remain two lanes with consideration for bikes and walkers.
  - b. It may be a replacement or an upgrade to the current bridge
  - c. It may be a fixed bridge or a drawbridge
  - d. The current fact finding and information process will run until 2018
  - e. By 2020 plans will be in place and building started
  - f. By 2022 there will be a ribbon cutting on the new or re-habed bridge.

2. Committee Reports from the Vacant Land (formerly known as the Golf Course) committees. The subcommittees comprise the original 4 members of the original Property Committee as well as new members one representative from each of the Members, totaling 20.
  - a. Building and Grounds – A long discussion and Q&A regarding the old buildings which will be torn down and removed, there is nothing that can be saved except the concrete slabs. The Board approved \$53K for this effort. The Board also approved terminating the current EBIA contract with Islands & Beyond for the maintenance of the roadside property. They also approved signing a new contract with Everyday Maintenance to take over the roadside property as well as the Vacant Land. At this time there are no plans to make any improvements like filling in low spots on the cart path.
  - b. Admin/Legal/Finance – The big issue here was the insurance for all of EBIA including the Vacant Land. Vern Drohan was able to secure a major improvement in our insurance as well as a reduction in cost. We now have General Liability, D&O, Umbrella, Crime and Workers Comp for \$5,648. Next nearest insurance proposal was \$28K. If, or when the property usage changes then new insurance rates will apply. A note: with this or any other insurance coverage for “vacant land” we cannot allow fishing on the property.
  - c. Planning – This report had the potential of becoming a contentious portion of the agenda with a very small vocal contingency that wished to have a discussion regarding the Vacant Land’s becoming some version of a golf course. This was stifled by stating that a comprehensive survey was in very final stage to go out to all the Members about Vacant Land usage; and until this is received and evaluated it is premature to speculate. Each Member will then be responsible to issuing the survey to their owners.
3. A report was made by Charlie Eck regarding the current stormwater situation with the Town of FMB. The report was similar to the one he made during the March 21, Waterside III Board meeting.

There was also a request by the Board for each association, outside of Waterside, to provide persons to help Ed Lombard (W5) and Keith Kiner (W1) start the process of re-writing the EBIA documents.