

WATERSIDE III BOARD of DIRECTORS
MINUTES of the MEETING
OCTOBER 26, 2016

1. **Call to Order** – The meeting was called to order by President C. Eck at 10:30a.m.in the Waterside III Social Room.

2. **Proof of Notice** - C. Eck stated that the meeting notice 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 Board Meeting; August 31, 2016** – A motion was made by C. Eck to waive the reading of the minutes and approve the minutes from the August 31, 2016 meeting. The motion was seconded by J. Hockley and the motion was carried unanimously.

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

6. **Treasurer’s Report** – J. VanGorder reported that the financials are running favorable even with unplanned expenses. The report is attached.

7. **Property Manager’s Report** – C. Magill read the report and a copy is attached.

8. **Committee Reports**
 - a. **Crisci Finance** – J. Van Gorder reported that the Reserve study report and the proposed 2017 budget was submitted. The report is attached.

- b. **Building & Facilities**- P. Martin read the report and a copy is attached.
 - c. **Landscaping**- S. Walker read the report submitted by the committee.
The report is attached.
 - d. **RAC**- No report.
 - e. **Pool**- No report was submitted.
 - f. **Social** – C. Hounshell reported the Friday night socials have started and the Halloween party is posted.
9. **WMA**- J. Hockley reported that there is a new captain in the gatehouse.
Discussions have started with London Bay Holdings regarding security for the upcoming start of construction in potentially 2018.
10. **EBIA Update** – P. Yeatman gave an update and the report is attached.
11. **Comcast** –D. Cote reported that training is being discussed with Comcast.
Potentially a community account representative could be available to provide info sessions with residents on Comcast features.

12. Old Business

- a. **Water Intrusion** – C. Magill reported that the damaged stucco on the outside of the building by the social is being removed. The problem was discovered to go to the top of the building. The project is work in process and the full extent is not known as of yet.
- b. **Lobby Freshening** – C. Magill reported the Lobby is completed with the exception of a second bench and two chairs are being re-upholstered.

- c. **Stormwater** –C. Eck reported that the latest town re-write contains Bay Beach which means potential charges could be included for the EBIA community. Further clarification is expected from the town and it will determine the next course of action.

13. New Business

- a. **2017 WS III Budget** – J. Van Gorder provided a summary of the proposed WSIII budget for 2017. J. VanGorder thanked participants who worked on the reserve study. A recommendation was made to do an in-depth reserve study review every five years. Lastly, there was a discussion about the cost of the building insurance and the pros and cons of additional flood insurance. Presentations will be set up the first quarter of 2017 and will be carried further for further discussion.

C. Eck made a motion to approve the proposed 2017 budget and send to the unit owners. The motion was seconded by D. Cote and was carried unanimously. A letter to the unit owners will be forthcoming from President C. Eck with the budget, reserve study and draft notice of the upcoming meeting.

- b. **WS IV Termination W1234 Association** – President C. Eck reported that ongoing issues generated by WS IV's leadership during the past two years have resulted in WS IV withdrawing from Waterside 1234 Property Management Group. The property manager will move to a new office in building I as of January 1, 2017 and will only provide services to building I, II and III.
- c. **Approve Sales and Leases** – C. Magill presented the sales of units 356 and 3P6. J. Hockley made a motion for approval of the sales and was seconded by D. Cote. The motion carried unanimously. C. Magill also reported that there were no leases to approve.
- d. **Unit 375 Water Incident; Conclusion** – C. Eck reported that work will start in unit 375, replacing damaged floors from the result of the water incident. The unit owner's insurance will reimburse the Association for the building's deductible or the unit owner will do so.

14. **Comment and Discussions from Unit Owners-** J. VanGorder asked about the status of the inspection of unit lanai cages. C. Magill reported that the report is still work in process.

15. **Adjournment** – J. VanGorder made a motion for the meeting's adjournment and J. Hockley seconded the motion. The meeting was adjourned as a unanimous motion.

Respectfully Submitted,

Susan Walker

BOD Secretary

October 31, 2016

Waterside III President's Report

October 26, 2016 BOD Meeting

As we begin the 2016/2017 season, many of our returning residents will be experiencing a number of changes, both here at Waterside III as well as throughout Fort Myers Beach. Here at home you'll experience an updated Lobby that's bright and open with an entirely new look. There are a couple of items yet to be completed but I'm happy to report that the reviews have been most positive. Kudos to Carmel and the decorating team she cobbled together generating a significant improvement for our Association. As we've come to expect, our building continues to present a welcoming experience.

For those of you who enjoy the Pool facilities you'll notice a complete overhaul of the bathrooms. Thanks to our John Russo and WS IV's Shawn Weinand generating the overview, Carmel and her team had the work completed over the summer. Good job and excellent results.

On the Security front, as many of you know we have a few new owners in our building. Just as when we joined WS III, these folks have been inundated with information specific to WS III, WMA, EBIA, etc. While their new owner packets are complete with specifics about our Security Protocol, they're new and don't realize they're responsible for the efforts of their movers, appliance & furniture delivery folks, etc. We've had a rash of doors being propped open and doors unpinned.

When this happens each of us is responsible to provide a corrective action including eliminating the problem and giving instructions if there are folks that need it. Building security at WS III continues to be a priority item and your Board believes it's a policy worthy of enforcement. Further, since our incursion several years ago, and through the help of the Lee County Sheriff's Department, our current security measures are in place and must be adhered to.

Waterside IV has decided to withdraw from the Waterside 1234 Group effective January 1, 2017. Waterside I, II & III will reconstitute January 1, 2017 with Carmel and her team locating in an office on the ground floor of WS I that's accessible from the outside of the building. This is a positive move for our three Associations and is most welcome by our employees.

I wish I had good news on the Estero Boulevard project. The first mile from Times Square south is still torn up and will not meet its projected completion date next month. The pavers are sinking and many of the storm sewer drains are now

well above any potential for water runoff. The news this past week indicated the county is investigating.

The Town's Stormwater Utility issues continue. It's been eight months since the Town agreed that its Ordinance was deficient but has yet to generate a rewrite for Council's vote. We continue to make the case that all of Bay Beach be excluded and have made it very clear what the legal basis of our position is.

As we ease from fall to the winter months and all our friends are back, it's important to remember that Waterside III is a tightly knit community. The courtesies we extend each other and to our building should be the same we experience with our families and in our own homes.

Welcome back,

Charlie Eck

Treasurer's Report

The September financials reflect another positive month of under budget expenditures.

While there are the possibility of unplanned expenses, we still expect to be under budget for the year.

Jan R Van Gorder, Treasure.

PROPERTY MANAGERS REPORT

October 26TH, 2016

These items are being covered on the Agenda:

Pool – bathrooms are complete and all new fixtures replaced as needed

Water Intrusion: Spectrum have brought in a lift and are working with the list from the engineer to fully inspect the building, we expect to have their full recommendations within a few days at most. In addition to the six stack we are looking at an are by the 1 stack where a previous repair has come loose and are now also dealing with a tension rod that has snapped over the guest bedroom in 3H1, this will be repaired by a post tension rod specialist in conjunction with Spectrum asap.

Lobby Refreshing: We are awaiting one more bench and the two covered chairs for the lobby – everything else is in place.

SALES: Unit 3P6 due to close November 1st

Unit 356 Closed recently and we'd like to welcome the Millers to Waterside III

LEASES: No new leases since the August Meeting

Unit 375: I am still actively working with the owners to resolve this. They have been out of town on a family emergency. We hope to have this resolved very soon.

Crisci Finance Committee

The Reserve Study Committee report has been submitted to the board for approval and inclusion in the 2017 budget recommendation.

The Crisci Finance Committee has forwarded the 2017 budget recommendation to the board for review/modification/approval.

I have provided copies of both documents in prior emails.

Jan R Van Gorder, Treasurer

Building and Facilities Committee

W3/4 Cabanas & Pool Bathrooms Water Use

- o Both the cabanas and pool bathrooms use the same water line.
- o As background the bill for for the water & sewer is split 50/50 between the pool and cabanas account.
- o Earlier this month the water use increased about 200 gpd above what could be reasonably expected. Guesstimated cost of the XS water use is 150 \$/mo
- o Based upon walk thrus of all the cabanas & pool bathrooms, this XS use doesn't involve plumbing in the cabanas or pool baths. The problem could be a leak in the pipe between the meter and the cabanas. We're now at the stage of examing blue prints and probably needing the help of Avis.

Roof A/C Pipe Insulation

- o We plan to put together a proposal to owners for an owner optional program to replace the degrading insulation, maybe also wiring, that if half the owners sign on we'll go foreward with in early 2017.

Unit Water Shut-off Valve Tagging

- o Camel is having tags made up that I'll attach to the pipe upstream of both the unit water shut-off valve and PRV so owners and guests will know which valve to open and close.

Paul Martin for the W3 Building and Facilities Committee

Landscaping Committee

This report will be brief as the committee is basically in a "routine maintenance" mode at this time. We will highlight any change or work in progress we are experiencing.

1. All WIII grounds are in good shape at this time. We asked that the old mulch be removed by Everyday prior to placing more for the season. This was

done due to build-up and slippage. A light application of new mulch will be applied this week.

2. New plantings have been purchased for the entry pots and will be planted with the assistance of Everyday this Thursday. Thanks to Yeatmans for transporting the large bougainvillea for us on very short notice.

3. Herbs have been purchased for planting in the back islands. These will be planted subsequent to terra cotta pots being placed in the ground by Everyday. We hope this will increase our success rate as residents enjoy having fresh herbs available.

4. New perennials have been purchased for corners at entry and will be planted by Everyday on Thursday.

We are very close to our goal of relatively maintenance free perennials on all WILL property. We appreciate the support of the BOD.

Please contact Nina or Katie with any questions or suggestions.

Respectfully,

Nina Carran

Katie Smith

Cheryl Hayes

EBIA Report
(Board of Directors Meeting 11 Oct 16 & 19 Oct 16)

11 Oct 16

The October quarterly meeting had several issues of note to deal with. Let's start with a presentation by London Bay and their proposal for placing a Sales Office and Staging Area on EBIA property. What they are proposing is an agreement with EBIA that will allow the placement of a sales office, with signage where the old sales office was; as well as some limited parking. They also want a Staging Area where the old tanks and maintenance shed were. They state that the staging area would not exceed the current pad or footprint that we have. The term of this use would be four years at which time they would remove (or leave at EBIA's discretion) the Sales Office, signage and landscaping.

For this concession by EBIA London Bay would provide: a 24 site parking area for use by EBIA as beach parking, new landscaping from the Sales Office down to the Palms Community Center with irrigation and well and a new 8' wide paved walking/bike path around the property perimeter. This path will have two access paths as well as a crossing bath roughly at the center. These paths will be striped for both pedestrians and bicycles.

The timing of this is still to be negotiated with London Bay wishing to have the Sales Office in place by January 1, the landscaping at least around the Sales Office to start at the same time to be followed by landscaping down the rest of Bay Beach Lane to the Palms. The walking path was to not start until construction started on Waterside VI, but this may be negotiated for an earlier date. I'm not sure exactly when the 24 site parking area will be in place; but assume it to be shortly after the Sales Office is

completed. Later in the meeting there was a discussion on this proposal that included the Board, Members and residents. The Board polled the voting members to see if they agreed for the Board to move forward and generate and agreeable contract between London Bay and EBIA. The polling was positive with only one negative vote.

The next issue of note was EBIA's 2017 Budget. The Treasurer did a line-by-line review, followed by a discussion and a vote approving the budget to go forward to the membership.

The last major issue was the on-going problem with the town of FMB and their stormwater ordinance. After an introduction by the President he asked Charlie Eck, our chief negotiator, to bring everyone up to date. The town has once again initiated an effort to include Bay Beach in its system and will allow us a 3 year exemption from any funds if we meet their criteria. At the end of 3 years, or earlier at the discretion of the Town Manager we will be required to reapply with engineering studies and surveys.

There was also a report on the property use surveys, the results are now on the Sterling/EBIA website.

19 Oct 16

In addition to the items mentioned at the Oct 11th meeting the London Bay agreement now contains an additional \$10,000 for additional security and up to \$5,000 for EBIA legal fees. The motion was unanimously agreed by the Board and a contract is being developed by both attorneys stating this.