

**WATERSIDE III BOARD OF DIRECTORS
MINUTES OF THE MEETING
JUNE 20, 2017**

1. **Call To Order-** The meeting was called to order by board member D. Cote at 9:00 a.m. in the Waterside III Social Room.
2. **Proof Of Notice** – D. Cote stated that the meeting was duly posted.
3. **Establish A Quorum-** A quorum participated in the meeting. J. Hockley, C. Eck, J. VanGorder and S. Walker participated via conference call and D. Cote was at Waterside III. All members were in attendance.
4. **Minutes of the BOD Meeting; March 23, 2017-** A motion was made by D. Cote to waive the reading of the minutes for the BOD meeting held on March 23, 2017 and approve them. J. Hockley seconded the motion and the motion was carried unanimously.
5. **President's Report** – C. Eck mentioned that a new storm water proposal is making the rounds with the staff and it will be presented to the city council in the August /September time frame. No report was submitted.
6. **Treasure's Report-** J. VanGorder reported the current financials are slightly under budget. Water intrusion issues and lanai issues are being monitored. The report is attached.
7. **Property Manager's Report-** C. Magill presented the report and a copy is attached.
8. **Committee Reports**
 - a. **Crisci Finance-** nothing to report

b. **RAC**- No report

c. **Building & Facilities** – No report

d. **Landscape** – No report

e. **Pool**- No report

f. **Social**- No report

9. **Comcast Update**- D. Cote reported that there are no known issues and the quarterly report from Comcast has not been received.

10. **WMA Update**- J. Hockley stated there was nothing to report.

11. **EBIA Update**- P. Yeatman provided a report and the report is attached.

12. Old Business

a. **Lanai Water Intrusion Progress**- C. Magill reported that all owners affected have been notified. Work is underway and this should be completed by the end of August.

b. **Tension Cable Repair Status**- C. Magill reported that the engineer would be forwarding the report on how to proceed with this issue. Once received, a permit will be pulled and the issue repaired.

c. **Social Room Reservation Experience**- There have been no issues reported regarding the guidelines for use of the Waterside III social room for private functions.

13. New Business

- a. **Insurance Update-** D. Cote reported that 4 policies are due on July 30. All quotes have been received and are consistent with current costs. Currently Waterside III does not carry mold liability insurance. A motion was made by C. Eck to procure mold liability insurance with a \$25K deductible at a yearly cost of \$1500 per year. J. VanGorder seconded the motion and the motion was carried unanimously.
- b. **Lobby Walls-** D. Cote started a discussion about the lobby and whether additional funds should be spent to finish the lobby refurbishment. D. Cote and C. Magill have been assigned to bring proposals to the Board for pictures and accessories.
- c. **Guest Suite Terminology-** C. Eck made mention that due to audit compliance, all documentation for guest suites need to be changed. The fees charged will no longer be referred to as a rental fee. The documents will reflect that the fee charged for use will be a housekeeping fee.
- d. **Pool Deck Furniture-** C. Eck stated that the WSIII/IV pool furniture is failing. There are at least 22 broken chaises for repair. Based on the cost of repairs and the condition of the remaining furniture, total replacement was discussed. D. Cote made the motion for replacement of the pool furniture and J. VanGorder seconded the motion. The motion was carried unanimously. Building IV will need to concur, as this is a shared pool.
- e. **Leases and Sales for Approval-** C. Magill reported that sales approvals are requested for units 326 and 384. Lease approvals have been received for unit's 3P1 and 345. J. Hockley made the motion for approval of all sales and leases. D. Cote seconded the motion and the motion was carried unanimously.

14. **Comment and Discussion by Unit Owners-** No issues.

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

Respectfully Submitted,

S.M. Walker
BOD Secretary

Treasurer's Report

The May financials reflect under budget performance...on plan.
We will continue to monitor water intrusion lanai expenses (un budgeted).

PROPERTY MANAGER'S REPORT **JUNE 20TH 2017**

Guest Suites: Both suites had the bedroom and bathroom floors tiled and walls painted.

Pool Table: It was leveled and had the felt replaced. Please do not try to move the table, it is heavy and can fall over.

Plumbing Inspection Update: Follow up email has been sent out and while most owners have responded there are still a few that I need to hear from. Please contact me, thank you. Any items outstanding will be taken care of in July and owners billed accordingly.

Fire Sprinkler Inspection: Scheduled June 29th – Wayne will enter every unit with Maintenance and check all heads including storage unit (must see 90% to be compliant). This will take all day and will start on the H floor around 9am.

Trash Chutes: Chutes will be cleaned the afternoon of July 10th . Chutes will be locked for a few hours that day while the work is being done.

A/C Update: The a/c checks, cleaning and filter replacements will happen at the end of July or early August, notices will be posted. The contract for the a/c insulation has been signed and returned and product has been ordered, the work is scheduled late summer weather permitting. The cost of \$140 approximately will be billed to the owner upon completion, most likely with the January 2018 assessment.

Social Room Deck: Upon investigating a leak into the garage storage area by 373 I noticed that the deck above has significant cracks that just developed within the past 2/3 weeks. Spectrum Contracting are working on some similar issues at I and will have be investigating the cause and the solution this week.

Other: Fire extinguishers have been checked and refurbished as necessary. The black out testing for the generators has been completed and no issues were found. Backflow testing is complete with no issues. Windows were done late May with no issues.

FAP Rooms and Safety: The FAP room off the lobby has been fitted with a digital lock. The fire department and all vendors that require entry have selected a code for the door. An elevator key has also been added to the FAP room for emergency purposes only.

I had a meeting with Lloyd Adams, Fort Myers Beach Fire Prevention Specialist recently and a few items of note came up during the discussion.

1. File of Life – this is a form that you fill out for each resident and place in a pocket provided outlining medical needs and medication in the event of an emergency. The responding EMT's can just fetch this file off the fridge door. This can save time and perhaps a life having this readily available.
2. Pet Assist – this is placed on the outside bottom corner of the entry door with your pets information so it's readily available if the unit has to be entered for any reason.
3. Lobby hallways and walkways MUST be kept clean of anything that could block the Fire Department or the EMT's from accessing a unit. Entry way items must be confined to the limit of your entry only and not stick out into the walkway past the edge of your mechanical room. All other items should and will be removed.

I will be receiving a supply of the File of Life and the Pet Assist and will have these available before season.

Sales Applications:

326 from Avezou to Romanelli – 6/27/17

384 Hedden to Pins – 7/10/17

Lease Applications:

1/1/2018	4/1/2018	3P1	Makala Hilton and Lee Boyd
2/1/2018	3/31/2018	345	Barbara and Michael Carmen

Thank you

Carmel Magill
6/19/17

EBIA Report **(Board of Directors Meeting 20 Jun 17)**

The last EBIA meeting was at the Palms on April 11th. There was little of significance with the possible exception that the Board voted to install blinking orange lights at the cross walk by the EBIA owners parking lot. Presentations were made by London Bay regarding Waterside 6, Lee County on the San Carlos Pass bridge replacement and a presentation by TPI regarding their plan to develop their property down town.

In order to park in the EBIA parking lot by the sales office you must either have a W3 parking sticker on your car or use a guest pass that will be issued to hang in guest cars. Please contact LeeAnn Rosengarten to obtain the necessary form for an owner to fill out.

London Bay has finished installing the vegetation along Bay Beach Lane (as well as some palms along Estero Blvd.) and it looks great. The recent rain has made the vegetation look like it's been there for years. On May 13th London Bay had one of two parties at their sales office to celebrate its opening. It was very nice and very well attended.

The next scheduled EBIA Board meeting will take place at Dolphin Point on July 11. News Letters, Minutes, etc are posted on the official bulletin board in the lobby and on the EBIA website. I encourage people to visit the EBIA website to stay current www.vestapropertyservices.com; the password is eb1a. I also, encourage everyone to communicate with the EBIA Property Manager, Lee Ann Rosengarten rosengarten@vestapropertyservices.com; if you have any questions or can't find something on the website.

Respectfully submitted,

Pete Yeatman
W3 Voting Representative