

**WATERSIDE III BOARD OF DIRECTOR'S  
MINUTES OF THE MEETING  
JANUARY 29, 2018**

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. C. Eck, S. Walker, J. Hockley and J. VanGorder were present and D. Cote was absent.
  
4. **Minutes of the BOD Meeting; November 3, 2017-** A motion was made by C. Eck to waive the reading of the minutes for the BOD meeting held on November 3, 2017 and to approve them. J. Hockley seconded the motion and the motion was carried unanimously.
  
5. **President's Report-** C. Eck presented the report and a copy of the report is attached.
  
6. **Treasurer's Report-** J. VanGorder presented the report and a copy of the report is attached. Magill asked the Board if they wanted to proceed with a statement of cash receipts and disbursements from M&B or a full disclosure compilation. The Board responded that this was not necessary since a recent financial audit was completed.

7. **Property Manager's Report**- C. Magill presented the report and a copy is attached.

8. **Committee Reports**

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

b. **RAC**- No report.

c. **Building & Facilities** – P. Martin read the report and a copy is attached.

d. **Landscape**-K. Smith presented the report and a copy is attached.

e. **Pool**- No report.

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

9. **Comcast Update**- C. Eck reported that D. Cote is investigating why new owners are being charged a \$60 installation fee. Previously there was no cost to owner.

10. **WMA Update-** The annual WMA Social will be Tuesday, March 13<sup>th</sup> and a location will be determined.

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

12. **Old Business**

a. **Hurricane Cost & Repairs** – C. Magill reported that hurricane repairs are being completed (i.e. drywall, etc.). C. Eck asked whether we knew the cost that will be incurred this year to finish the work and C. Magill stated all repair invoices have not been completed.

b. **Life Support and Elevator Study-** J. Hockley presented the committee's report and a copy is attached. It was suggested that \$100K be factored into the reserve in the 2019 budget cycle.

c. **Security Camera System-** J. VanGorder stated that the current security camera system is in need of an upgrade. The new system would require that it be of industrial grade and it is easy to access and use. C. Magill presented a proposal which would install the new system for \$4646 with a 2 year warranty. J. VanGorder made a motion to accept the proposal as presented and add additional car port cameras for a total of \$5100. J. Hockley seconded the motion and it was carried. A copy of the proposal is attached. It was discussed that the 3 new door closing power supply's should be addressed. C. Eck made a motion to approve \$9500 to install the power supply in conjunction with the security camera system installation. The motion was seconded by J.VanGorder and the motion carried.

- d. **Website-** S. Walker stated that the current contract for the website will expire in March 2018, There was previous discussion about the website usage, additional people to be trained to do the website work and how to move forward. R. Miller and J. Markelz were appointed to work on this issue and report to the Board at the February meeting.
  
- e. **Document Re-write-** J. VanGorder stated that the documents require re-write. J. Van Gorder made a motion for P. Yeatman to form a committee to work with legal counsel for the document re-write and C. Eck seconded the motion. The motion was carried.

**13. New Business**

- a. **Sales and Leases-** C. Magill reported that lease agreements were received for units 372, 3P2, 385,324 and 361. C. Eck made a motion to approve the rentals and J. Hockley seconded. The motion was carried.
  
- b. **Insurance Seminar-** C. Magill reported that an insurance seminar will be held for WSIII owners on February 12, 2018 at 9:30 a.m. In the Waterside III Social Room.
  
- c. **Our Environment-** C. Eck reported that there have been several issues over the last few months in our building. It was noted that Waterside III is our home and should be treated accordingly.

14. **Comment & Discussion by Unit Owners-** A question was asked about the newly installed air conditioning units and residents who had their units installed should contact Travis Refrigeration for any issues. There was a request for a second exercise bike and it was reported there is currently no funding.
  
15. **Adjournment** – J. VanGorder 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

Waterside III President's Report

January 29, 2018 Board Meeting

This report will be brief and tuned more towards today's Board Meeting.

As you'll note from today's Agenda, we have a number of issues concerning our building and its systems. Furthermore, we are continuing the process of correcting problems that surfaced as a result of hurricane Irma and/or tropical rain events. I'm sure a number of you are fed up with water related issues and the associated repair process. Property Management has done its best to keep you apprised of the schedule and requirements.

Of particular note is our Security Camera System – item 12 c on today’s agenda - and Mr. Van Gorder will giving us an update as to cost, timing, etc. Once installed this system will be more advanced than the failed system it replaces. Given some of the security and trash issues we’ve faced during the past 6 months or so this new system will be most helpful in identifying the problems and taking corrective steps to provide for our welfare.

Agenda item 13 c - Our Environment - is on the agenda to bring into focus not only some of our neighborhood problems but how some owners have taken corrective measures on their own to insure our common welfare. Documents, rules and common sense should be a reasonable guide for a successful neighborhood but there are times when situations get out of hand. As an Association, it’s important for each of us to participate on an ownership basis when events warrant.

On February 12, 2018 @ 9:30 AM in our Social Room, our insurance partners, Wells Fargo, will be chairing an insurance update for the benefit of every owner. Its purpose is to inform you of what insurance coverage is included in our Association fees. At the conclusion of this meeting every owner should be fully aware of what the Association’s insurance responsibilities are as well as what each owner is responsible for. Please make every effort to attend.

Finally, our Annual Meeting is scheduled for February 20, 2018. By now each of you should have received the appropriate documents, schedule, etc.

Sincerely,

Charlie Eck

**Treasurer’s Report**

As expected, the December financials reflect a deficit of approximately \$11,000. This had been foreseen since our post Irma analysis in October. This (Irma costs) plus our larger than planned building maintenance costs yielded the over budget financial performance.

As shown in the cover letter from M&B our financial partner, the overage was deducted from our operating reserve, yielding a reserve total of just under \$100,000.

It is important that we execute out 2018 budget within plan to insure we do not further erode our reserve positions.

Thanks to our PM and her team and this Board for being fiscally diligent.

Respectfully submitted

Jan R Van Gorder, Treasure

## **PROPERTY MANAGER'S REPORT**

### **JANUARY 29<sup>TH</sup> 2018**

**A/C Update:** 16 new units were installed by owners during the recent owner optional installation by Travis A/C, they also just finished the maintenance on the a/c's units for all owners including changing the filters.

**Window Washing:** Kathy's Cleaning will be here Friday February 2<sup>nd</sup> or Monday the 5<sup>th</sup>, weather permitting to do all windows, please remove your screens if you want these windows cleaned.

**Leaks:** Spectrum has completed repairs to the cracks found in the 4 stack, there was a crack in the expansion joint and several smaller cracks in the parapet wall. Once these were completed the dry wallers were able to complete the repairs in 3H4. In addition they did the repairs for 343 (vent) 342 (plumbing leak) 386 (plumbing leak) 354 (Vent) and 3H3 window leak.

**Pressure Washing:** Paul Johnson plans to pressure wash the back walkways and storage doors this week. He will do it with the electric pressure washer around 7-7:30am using only Simple Green – this should happen on Thursday.

**Bug Free:** Next service for Bug Free is Monday February 19<sup>th</sup> for the OPT IN units only and the common areas.

**Sales Applications:**

None since the last meeting.

**Lease Applications:**

1/3/2018	2/28/2018	372
12/4/2017	6/4/2018	3P2
2/1/2018	3/31/2018	385
2/1/2018	2/27/2018	324
2/1/2018	3/1/2018	361

Thank you

Carmel Magill

1/29/18

## BUILDING REPORT

On 12 Jan I met with FMB Beach Water. We had a ? re whether a Nov sprinkler fire ready charge should have been spread among all the Waterside condo buildings, not just W3 and 4. In fact the other buildings were also billed this once a year charge.

Also I researched the basis of Beach Water billings.



Each water meter carries a monthly base rate. Added to this is a charge for the amount of water used.

For the meters serving the 7 buildings the base rate charge is 8.24 \$ times the number of units plus capital reserve and admin charges. To that is added a water use charge. For us this is almost always 5.85 \$/k gal up to 5k gal per unit, 290k gal for W3. A major leak could get us into the next block, 6.57 \$/k gal. For the record a stuck open toilet flapper could waste 200k gal in one month.

All other water charges are based upon pipe size, base rate going up as pipe size increases. And water use is then charged by how much water is used, for example going up from 5.85 \$/kgal for Block One, up to 15k gal, to 10.82 \$/kgal for Block 4, over 30k gal for the 1" pipe serving the W3/4 pool.

Sewage is also billed by Beach Water although sewage is a Lee County item.

Paul Martin  
27 Jan 18

## LANDSCAPE COMMITTEE

W3 landscape planting have withstood the cold weather amazingly well. That was in part because we did not have annuals flowers to be concerned about, since the rabbits had eaten off our newly planted pink zinnias before the cold arrived. Probably most people have discovered there are herbs planted out near the back sidewalk, for all to use. We want to remind people to wash the herbs well before using them as they are watered with irrigation water.

Please advise us, if you see things in our landscape plantings that need attention.

Katie Smith

## Social Committee Report January 29, 2018

Good morning!

The Social Committee started off the New Year with a record number of attendees at our New Year's Day Dinner. As usual, the food was wonderful and a great evening was enjoyed by all. Following that, our annual Champagne Brunch was equally successful.

Last week's Tapas Cocktail Party, always a favorite, was full of excellent appetizers. We thank all who attend and make these parties so enjoyable.

I have recently welcomed three new members to our committee. Diane Brunelle, who is no stranger to lending us a helping hand over the years and two more recent owners, Chris Miller and Judy Stewart, who we know will be great additions.

Feb 4th is Super Bowl Sunday and we will be serving Chili in the Social Room and will have a football pool going for those wishing to share the watching, so please bring your dollars.

Feb 7th will be Movie Night and the movie is "Victoria and Abdul" starring Judy Dench. Bring your drink or snack and enjoy. Popcorn will be served.

This season we're planning a catered Valentine's Day/Luau party on Feb 14th. We haven't had a Luau in a while & having a Pig roast and not having to make food is appreciated by both the women and men. The sign is up and if you haven't yet signed up, please do so ASAP by (Feb4). Cost is \$30, cash only please. We need to let the caterer know how big a pig to get, so if you are observing Ash Wednesday and can't eat the pork we'd just need to know and also, ensure we have enough Mahi Mahi. For fun we will be serving both MaiTai's and Blue Hawaiian cocktails.

Feb 19th will be another Movie Night and the movie will be "Jackie" starring Natalie Portman.

Jan Wood continues to find interesting places for the Ladies Luncheons. The next one is Feb 22nd and you will be going to The Other Side on 41N, Jan says the food is excellent. Please look for the posting coming soon and sign up ASAP if you are interested.

Chris Miller has posted a sign on the Owner's Board to determine interest in having a Book Club here at WSIII. We think she has a great idea and if she finds other interested people, additional information will be posted.

As always, check the Social bulletin board for parties and additional events, information and sign ups.

Carolyn Hounshell – Social Chairperson

Diane Brunelle

Jenny Hockley

Chris Miller

Judy Stewart

Sue Walker

Jan Wood

Laraine Yeatman

The last EBIA meeting was at the Hibiscus Point on January 9<sup>th</sup>. This was the annual meeting where the current Board was confirmed to sit for another year; since there were no other individuals running for the Board. After performing all the housekeeping tasks like determining a quorum of Members present etc. the meeting moved on to:

- A presentation by John Dammermann from TPI on the “Proposed TPI-FMB Resort” proposal that will be brought forward to FMB’s planning and vetting stages with a view towards going to Town Council for approval in April latest May. The first public hearing is scheduled to take place on February 13<sup>th</sup> unless FMB Administration discovers a reason not to move forward. John stated that he is available to come and speak at any of our associations including W3 if we would like.
- Following the TPI presentation Pete Yeatman read a Status Report for the January 9, 2018 Meeting from EBIA’S Stormwater Team (attached). In summary the report disclosed that the Town Council had tasked Councilman Butcher to establish a committee of interested parties (which included Charlie Eck), and the town attorney. Progress has been limited; but we have been clear that EBIA must not be party to any stormwater fee or having our SFWMD stormwater system under any control by the Town. These two issues are non-negotiable; any failure in achieving these two objectives will result in severe hardship for Bay Beach residents and the town.
- The President’s Report followed and included an update on the post Irma work being performed on the vacant land bringing it up to a level where residents can once again enjoy walking the path. New fencing will be put in place by the Resident parking area as well as signage warning about towing by Angel Towing and how to contact them if a non-placarded car is towed. The President once again, had to highlight that no motorized vehicles of any kind are allowed on this property; with a plea to use the walking paths and not walk through the plantings which are being damaged by such action. Our fishing pier sits on Florida State leased property and EBIA must be compliant with their regulations which include the prohibition of any loose (non-bolted down) seating. You may bring a chair or wheelchair while on the pier but must remove it when you leave the pier.
- The Treasurer presented his report confirming that we are financially in a good position.
- The 2018 meeting schedule is as follows: Apr 10<sup>th</sup> at the Palms, Jul 10<sup>th</sup> at W2, and Oct 10<sup>th</sup> at Royal Pelican and the Annual on Jan 8<sup>th</sup> at Hibiscus Point.
- The New Business consisted of Member approval to rollover association funds and to establish the number of Board Directors for 2018 to be Seven (7).

Following the Annual meeting there was an organizational meeting to establish Board positions. News Letters, Minutes, etc are posted on our official bulletin board in the lobby and on the EBIA website. I encourage people to visit the EBIA website to stay current [www.vestapropertysercices.com](http://www.vestapropertysercices.com); the password is eb1a. I also, encourage everyone to communicate with the EBIA Property Manager, Lee Ann Rosengarten ([rosengarten@vestapropertyservices.com](mailto:rosengarten@vestapropertyservices.com)) if you have any questions or can’t find something on the website.

Respectfully submitted,

Pete Yeatman  
W3 Voting Representative

January 9, 2018

TO: EBIA Members.

FROM: EBIA'S Stormwater Team.

SUBJECT: Status Report for the January 9, 2018 Meeting.

Like many of you, we wish our Stormwater issues with Fort Myers Beach were over – unfortunately they aren't. While we've had numerous meetings with Council Members, County Staff, Town Staff and Tetra Tech, the Town's engineering firm, we've yet to have an acceptable Stormwater Ordinance brought before Town Council.

Please remember that a successful outcome has two components:

- 1) Elimination from any Town Stormwater Utility Fee and;
- 2) Insuring the Town has no control over us as it relates to our Stormwater System.

Town Council, during the fourth quarter 2017, established a Committee to be headed up by Councilman Bruce Butcher. This Committee's purpose is to rework the current Stormwater Ordinance, 15-08. In addition to Councilman Butcher, Dan Hughes, Jim Steele, Charlie Eck and Jack Peterson, the Town Attorney, are on that Committee. Thus far they have had 2 meetings in their quest to provide Town Council a workable Stormwater Ordinance. Some progress is being made and we're hopeful appropriate legislation can be agreed to and presented to Council for a vote.

When we purchased our units each of us paid to have our Stormwater System put in place, we pay to operate, maintain and manage our fully licensed SFWMD system. Both the current ordinance and its subsequent proposal provide language that would force us to provide funding for the FMB Stormwater System.

It is essential that if and when your EBIA team asks you to attend a Council meeting, or any other Stormwater meeting, that you rally all your neighbors and show up. The Council needs to be continually aware that we are a major voting block that requires attention and consideration.

Failing in our mission to be removed from this ordinance and system is not an option that we can afford. Aside from any promotional words to the contrary, provided by the opposition to have us removed from the resolution; Bay Beach will be subject to costs starting in the tens of thousands and have a potential of reaching half a million dollars per year.

2018 is a critical year for us as current Florida Statute necessitates we either have Town Council pass a reworked Ordinance that accomplishes responsible and legal objectives or EBIA, along with several other Fort Myers Beach properties, will be forced to seek an appropriate solution from a higher authority.

We continue to be cautiously optimistic and know that a majority of Town Council support us. You will be advised of any significant progress or conclusions.

ance that accomplishes responsible and legal objectives or EBIA, along with several other Fort Myers Beach properties, will be forced to seek an appropriate solution from a higher authority.

We continue to be cautiously optimistic and know that a majority of Town Council support us. You will be advised of any significant progress or conclusions.

## SECURITY CAMERA SYSTEM PROPOSAL

To: Carmel Magill

Waterside III

RE: IP Digital Camera Upgrade

Thank you for allowing Key Security Services the opportunity to provide you with this proposal.

With over 25 years experience as a security professional, Key Security Services brings insight and value to our

customers by providing solutions that deliver lasting results while keeping risk and costs at a minimum. Your

security is our business and we take it seriously.

Our spectrum of services include:

- 1) General Locksmithing
- 2) Lock Installations
- 3) High Security Locks
- 4) Surveillance Cameras
- 5) Electronic Access Systems
- 6) Telephone Entry / Gate Control
- 7) Remote Alert Alarm Systems

Key Security Services is fully licensed, bonded, and insured and we carry Worker's

Compensation for all of our

employees. However, it is our commitment to excellence and providing quality products and services that can give

you the peace of mind that you have picked the right company.

I offer my personal commitment that Key Security Services will exceed your expectations. I am available day or

night at (239) 687-8494 or Key@Naples-Locksmith.com to answer any questions. I also invite you to visit our website [www.Key2Security.com](http://www.Key2Security.com) where you can find hundreds of articles from product reviews to electronic access options to the proper way to install security cameras.

Always at your service,  
Key C. Powell, Owner

## Key Security Services

1029 Airport Road North B-7 \* Naples, FL 34104  
(239) 687-8494 \* Key@Naples-Locksmith.com  
4183 Bay Beach Lane  
Ft. Myers, FL 33931

Bid *Key Security Services Confidential Proposal*. Created On: 1/22/2018

### 1) IP Digital Camera Upgrade

Key Security Services will provide and install a new Hybrid Network Video Recorder with five new cameras to replace the existing cameras in the lobby, parking, and garbage room. The analog camera in the telephone entry box will remain in place and be connected to the community channel injector. The five, new IP cameras will require new CAT6 wiring with wire run in accordance with local codes for both longevity and cosmetics. The NVR will store 30 days of video on motion capture and be connected to the internet for easy offsite access.

**Option Total: \$4,646.24**

#### Item Description Price QTY Total

Hikvision Hybrid 8 Channel NVR	1	\$1,489.50	1	\$1,489.50
2 HIKvision 4 Megapixel Vandal Dome	\$286.48	5	\$1,432.40	
3 Wire and Misc Material	\$56.00	5	\$280.00	
4 Labor for Wiring	\$100.00	12	\$1,200.00	
5 21" Monitor	\$156.00	1	\$156.00	
6 Battery Backup with Surge Protection	\$88.34	1	\$88.34	

#### Product Description:

1 Hikvision's hybrid NVR allows your property to use existing analog wiring while also allowing newer IP digital cameras to be installed. The system allows for up to 8 analog cameras and an additional 8 IP cameras. Analog inputs can be turned off to free room for additional IP cameras up to a total of 16.

2 The HIKvision Fixed IR Dome IP Camera offers HD picture quality in real time with outstanding night vision capabilities. Installation is made easy with PoE operation included. Built rugged, the camera is suitable for both indoor and outdoor installations (IP66 rated) and cold climates (-22°F/-30°C).

Page 2 of 4 *Key Security Services Confidential Proposal*. Bid Created On: 1/22/2018

## 2) Additional Outside Parking Camera

Key Security Services will provide and install a new camera on the outside parking/storage area to mirror the existing camera. The camera will be hardwired to the NVR and connected for recording.

Option Total: **\$492.48**

### Item Description Price QTY Total

HIKvision 4 Megapixel Vandal 1 Dome \$286.48 1 \$286.48

2 Wire and Misc Material \$56.00 1 \$56.00

3 Hourly Labor \$100.00 1.5 \$150.00

### Product Description:

1 The HIKvision Fixed IR Dome IP Camera offers HD picture quality in real time with outstanding night vision capabilities. Installation is made easy with PoE operation included. Built rugged, the camera is suitable for both indoor and outdoor installations (IP66 rated) and cold climates (-22°F/-30°C).

Page 3 of 4 *Key Security Services Confidential Proposal*. Bid Created On: 1/22/2018

It is impossible to fully explain the above system effectively on paper. Please contact us with any questions. We

may have samples of the product for you to review or other installations you can inspect. We can also provide

references on your request. Thank you and I look forward to working with you soon.

1/22/2018

By signing below you are agreeing to the above installation and Terms and Conditions. If multiple options

were presented on the bid, please indicate the option(s) being approved when signing.

Authorized Signature Option Selected Date

Key C. Powell - Key Security Services Date

### Terms and Conditions:

The contract can be cancelled anytime before the start of the project. Cancellation of a signed contract may

require a cancellation fee of 10% of the contract labor and up to 100% restock fee on material.

Due to the high fees charged by credit card companies, Key Security Services charges a 5%

surcharge on all

credit card transactions exceeding \$500. Payment can be made via check, money order, cash, or paypal with no

surcharge.

This is a fixed rate contract. Key Security Services will provide all labor and material for the total amount

agreed upon regardless of actual labor and material costs.

HIKvision offers a one year warranty on all material, but Key Security Services will extend that warranty to

two years for all parts and labor with the exception of vandalism, power surges, or acts of god.

Key Security Services makes every attempt to maintain a positive cosmetic appearance, but the installation may



require plates, boxes, conduit, and drywall repairs.

Key Security Services will require access to all areas of the property during installation. There may be some

noise and access to some areas may be restricted while work is being performed. Please have items cleared in

the areas we will be working to ensure the safety of our technicians.

The rates presented in this proposal do not necessarily reflect future rates.

A 50% deposit is required before ordering materials. The remaining 50% is due within 30 days of satisfactory

completion

Bid Page 4 of 4 *Key Security Services Confidential Proposal*. Created On: 1/22/2018