

**WATERSIDE III BOARD OF DIRECTOR'S  
MINUTES OF THE MEETING  
MARCH 23, 2018**

1. **Call to Order-** The meeting was called to order by President C. Eck at 10:00a.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 attended via conference call.
  
4. **Minutes of the BOD meeting: February 8, 2018-** A motion was made by C. Eck to waive the reading of the minutes for the BOD meeting held on February 8, 2018 and 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.
  
7. **Property Manager's Report-** C. Magill presented the report and a copy is attached.

## 8. Committee Report

- 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. K. Smith solicited volunteers to do weekly watering over the summer and C. Pestow and R. Miller volunteered.
  
- e. **Pool-** No report.
  
- f. **Hounshell Social Committee-** C. Hounshell presented the report and a copy is attached.

9. **Comcast Update-** D. Cote commented that there is no report.

10. **WMA Update-** J. Hockley stated there was nothing new to report. C. Eck made a motion to propose that R. Miller be named the new representative for WSIII. J. VanGorder seconded the motion and the motion passed unanimously.

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

12. **Old Business**

a. **Hurricane Cost & Repairs-** C. Magill reported that the costs for the hurricane thus far is \$19,196.30. The top of the garage door repair is not complete and that will be added at a later date. Some of the cost in the total was paid in 2017 (\$11,548).

b. **Security Camera System-** J. VanGorder reported the new security camera system is working well.

c. **Website-** R. Miller read the committee's report and a copy is attached. C. Eck made a motion to approve \$750 for set – up fees for the new website and an additional \$180 for hosting services. D. Cote seconded the motion and the motion passed unanimously.

d. **Document Re-Write Update-** P. Yeatman reported that the committee has been in contact with the attorney and they are awaiting final disposition on the Florida legislation. The plan is that the committee of J. Wood, D. Smith and P. Yeatman will continue work on the re-write and are planning to have drafts to the Board by the middle of fall. Then the documents will be presented to the owner's for review and to have a vote at the annual meeting in February 2019.

13. **New Business**

a. **WMA Representative-** R. Miller was appointed the new WMA representative.

b. **Sales and Leases** – C. Magill submitted lease agreements for units 324, 372 and 375. C. Eck made a motion to approve and J. Hockley seconded. The motion was carried.

14. **Comment and Discussion by Unit Owners-** it was noted that a new wheel chair and walker are stored on the first floor in the garbage closet. An update was provided on the storm water issue by C. Eck. A new ordinance will be presented to the Town Council in April and it was stated that this could be over soon. A special thank you was given to C. Eck for his perseverance on this issue. A question was asked about what procedure there is for social room use. The approved guidelines issued in March 2017 will be reviewed and suggestions for change brought forth in a future meeting.

15. **Adjournment** – C. Eck moved for the meetings adjournment and J. VanGorder seconded the motion. The meeting was adjourned as a unanimous motion.

Respectfully Submitted,

Susan Walker

BOD Secretary

Waterside III President's Report

March 23 2018 Board Meeting

This report will be brief as they all should be.

It's taken longer than we'd like but Hurricane Irma's footprint is still visible. Carmel hopes to wrap up the itemization and cost soon and the last item on the list – the metal covering in front of the west garage door opening – is still in the planning mode. All in all we were lucky but the contractor shortage has had its impact on us just as all other associations have experience.

The new Security Camera is in and works wonders – much to the chagrin to those contractors, guests and owners who tend to forget the rules. As Jack Hockley recently said, the system is so good it can detail a pimple.

A new Web Site for Waterside III is in the works – one that's being designed to be user friendly. We hope to see the results next quarter.

Last weekend we had an incident involving three motor scooters raising cane throughout our parking lot as well as others within the Waterside community. Thanks to a vigilant owner the culprits were identified - they were guests of an owner in another Waterside Association. Corrective measures were taken by WMA.

We're right in the middle of the Spring Break season with many youngsters skateboarding, biking and running throughout the neighborhood. Please be cautious as you drive in the Bay Beach area.

Next Tuesday the Board of Directors along with our Property Manager will perform their annual walk around. Its purpose is to identify summer projects that are best handled when the bulk of us aren't here. If a particular repair or update is on your radar please advise Carmel.

Sincerely,  
Charlie Eck

## TREASURER'S REPORT

The February financials reflect "on plan" performance for the month and year to date. The outstanding accounts receivable issues are resolved . While this is positive, the final Irma costs will be submitted by the property manager today and that will put pressure on our budget moving forward. We will need to be very cautious about any unplanned spending for the rest of the year.

Submitted  
Jan R. van Gorder  
Treas

## **PROPERTY MANAGER'S REPORT**

**MARCH 23<sup>RD</sup> 2018**

MAINTENANCE: Fountain was cleaned and bulbs replaced this week, the wattage has been increased, hope everyone likes them

The timer lights out front were replaced

New irrigation timers were installed on the social room deck in the planters and seem to be working well. The old wood frames were removed from the planters and the plants were installed on cinder blocks.

SUMMER WALK THRU: this is scheduled for Tuesday April 3<sup>rd</sup>, if owners have any maintenance they want addressed over the summer please let me know.

LANDSCAPING: The ixora died off due an irrigation issue, the plants will be replaced by Everyday.

FLOODING: Synthetic sand bags are available from Flood Zone or owners can buy them on line from IMPROVEMENTS CATELOG - \$14.99 each. Water leak alarms are also available from the same company \$19.99 for three, these are very effective. I would like the board to consider buying the flood barriers for all common areas and a flood gate for the FAP room and possible the lobby entries.

**Sales Applications:**

No Sales at III at this time.

**Lease Applications:**

|           |           |     |                        |
|-----------|-----------|-----|------------------------|
| 3/1/2018  | 3/31/2018 | 324 | George & Mary Klein    |
| 3/18/2018 | 4/18/2018 | 372 | Bruce Grasser          |
| 3/1/2018  | 3/31/2018 | 375 | John & Cora Rubitschun |

Thank you

Carmel Magill

3/22/18

**BUILDING & FACILITIES REPORT**

**W3/4 Pool and Pool Bathrooms Water**

o Water use for both the pool and pool bathrooms is running as expected for the tourist and spring breaks season, averaging this month so far just under 2k gal/day for the pool and 43 gal/day for the combined pool bathrooms and cabanas. (The pool and cabanas share 50:50 this latter water bill for which there is one incoming line and meter.)

o I continue to monitor water use almost every day to prevent potential long periods of abnormally undetected. high water use. But now I report water use to Vesta and do have the phone number for reporting problems even if they might occur on weekends, etc.

Paul Martin

March 21, 2018

## **Landscape Report**

### 1. Maintaining current plantings

We have reported to the landscaper our concerns with the dwarf ixora planted last season, along the walkway to the pool.

We are pleased to have the oleander either side of the front entrance blooming again, after an unplanned severe trimming last spring.

We will attempt to guard against that trimming happening again this spring.

Late April we will top the bright fuchsia Ti plants (located in the back parking islands) to promote additional growth shoots from the base of the plants.

2. We are looking into several possibilities for a more permanent solution to the two corner planting areas, either side of our front entrance.

### 3. Planning ahead for summer maintenance

We are asking for volunteers from those residents who are in residence at least part time in the summer months, to assist with this.

We are looking for several persons who would be willing to water a few plants at the front entrance for a period of one month.

Most of the plants are watered with the pick irrigation system and so it is only a very few plants that need a drink about once a week.

Please let me know if you would be willing to assist.

4. Please advise us if you see landscaping matters that need attention.

Katie Smith



Good morning!

Since our last meeting, we've continued to have well attended parties with great food. Our committee is currently putting together a tentative party schedule for next season, so far it is quite full and we think it has some new and interesting ideas.

If you plan to attend our Easter Brunch, please make sure you sign up ASAP.

We can't believe we are nearing the end of season and want to thank all who have participated in this season's parties and other activities.

Jan Wood found some great places for the Ladies Luncheons this season and is working on next season, already. Thanks, Jan.

This season, Chris Miller started a Book Club here at WSIII. Thanks, Chris...we think this is a great addition to our building's social activities.

We regret to say Sue Walker has resigned from the committee due to other commitments, but has offered to assist when possible. We want to sincerely thank her for her past contributions and are happy to know we can call on her when she's available in the future.

For those of you leaving soon for your northern homes, we wish you safe travels and we'll see you in the fall.

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

Jan Wood

Laraine Yeatman

EBIA Report  
(Board Meeting 23 March 2018)

There have been no EBIA meetings since our last Waterside III Board Meeting. To make up for the length of my last report this one will be very short. Everyone seems to concur that the EBIA property looks extremely attractive and that the EBIA team is doing a good job.

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 ([lrosengarten@vestapropertyservices.com](mailto:lrosengarten@vestapropertyservices.com)) if you have any questions or can't find something on the website.

Respectfully submitted,  
Pete Yeatman  
W3 Voting Representative

Website Development Committee Report

Mar 19, 2018

Committee members: Sue Walker, Janet Markelz, Peter Yeatman, Donna Kiser, Ross Miller (chair)

The committee was formed to determine if we wished to renew our current contract with Web.com for development and hosting at a cost of \$1,000 annually or go another direction.

After much discussion it was agreed to cancel the existing contract and hosting, recover all our existing data, and find a new developer and host at a cost not to exceed \$1,000.

We have since contracted (waiting for formal documents) with BBR Enterprises, Davie, FL to develop a new website that will be user friendly and allow us to add information and maintain the site without having to continuously engage the developer. The cost for this development (one time) is \$750.00

BBR has also set up a new website host for us with Bluehost at a cost for 3 years of \$180.00 (approximately). After the 3 years, the hosting cost will increase somewhat, which is standard in the industry.

The new arrangement with BBR includes development of the site, automatic weekly backups, full admin access to our site, training on how to maintain the site ourselves, a how-to manual, and phone support. Janet and Donna will work directly with Leanne Stephens at BBR regarding content.

We are now beginning the process of developing the new site and determining content. We expect this process to take 30 to 60 days and our existing site will not be active during that time.

Respectfully submitted,

Ross Miller, Chair