

**WATERSIDE III BOARD OF DIRECTOR'S
MINUTES OF THE MEETING
MAY 24, 2018**

1. **Call To Order** - The meeting was called to order by D. Cote at 10:00a.m. In the Waterside III Social Room.
2. **Proof Of Notice** –C. Magill stated that the meeting was duly posted.
3. **Establish A Quorum**- A quorum was present for the meeting. D. Cote was in attendance at WSIII and C. Eck, J. VanGorder and S. Walker participated via conference call. J. Hockley was not in attendance.
4. **Minutes of the Board Meeting; March 23, 2018** – A motion was made by D. Cote to waive the reading of the minutes for the BOD meeting held on March 23, 2018 and to approve them. J. VanGorder seconded the motion and 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 is attached.
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 to report.

- b. **RAC**- No report.
 - c. **Building and Facilities**- No report.
 - d. **Landscape**- C. Magill reported that there would be more support and dedicated personnel from EBIA vendors to enhance landscaping, including the front grass, etc.
 - e. **Pool**- No report.
 - f. **Hounshell Social Committee**- C. Hounshell presented the report and a copy is attached. The committee was advised to provide input to the budget meeting in mid November for consideration for increased funding. The issue for sound mitigation was reviewed and suggested that additional investigation be done to present to the Budget meeting in October. A motion was made by C. Eck to spend no more than \$150 for additional shelving for the social room closets. D. Cote seconded the motion and the motion passed unanimously.
- 10 **WMA Update** – No report.
11. **EBIA Update** – P. Yeatman presented the report and a copy is attached.
12. **Old Business**
- a. **Website**- R. Miller reported that the website is in “test mode” and was distributed to the Board for review. C. Eck made a motion to approve S. Kiner as the person to execute web site updates and not to exceed \$400 for her fees. D. Cote seconded the motion and it was unanimously approved. C. Eck made another motion to make a permanent website

committee. J. VanGorder seconded the motion and the motion was passed unanimously.

- b. **Document Re-Write Update-** P. Yeatman presented the report and a copy is attached. C. Eck asked for a targeted timeline. P Yeatman reported that tentatively the re-write should be ready in August and presented at a board meeting in September.

13. New Business

- a. **Social Room Policy** – C. Eck made a motion to approve the revised Social Room guidelines. J. VanGorder seconded the motion and the motion was passed. A copy of the policy is attached.

- b. **Window Wet Sealing** – C. Magill reported on the costs for window wet sealing. The cost would be \$23K and would include the main picture window and the bathroom window. A discussion was held and it was suggested that this should be done during the next building painting cycle. This will be re-addressed at a later date.

- c. **WSIII Fountain & WSIII/IV Generator Room** – C. Eck reported there was unauthorized work performed on the WSIII fountain, which incurred issues. The fountain was repaired by our vendor. Costs were forwarded to Vesta as WSIII is seeking reimbursement for their error. C. Eck stated that this issue will be resolved even if this has to be taken to small claim's court for WSIII to be reimbursed for Vesta's inappropriate actions. C. Eck also said there has been a series of events with the shared generator room. An investigation of invoices and costs are on going and will be presented to WMA at a later date.

- d. **Sales & Leases-** C. Magill reported that a lease agreement for unit 345 was received. C. Eck made a motion to approve the lease and J. VanGorder seconded it. The motion was unanimously approved.

14. **Comment and Discussion by Unit Owner's** – A comment was received about bikes in the garages and protruding vehicles. C. Eck will work on a garage etiquette memo to all unit owners.

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

Respectfully Submitted,

S.M. Walker
BOD Secretary

PRESIDENT'S REPORT

May 24, 2018 Board Meeting

Today's meeting should be short and this note is in keeping with that approach.

As many of our residents are located at their Summer Quarters, myself included, our Summer Projects list in in process allowing Carmel and her crew to take care of a number of much needed issues without the interference of too many residents.

The next few months will see our Financial Team, headed by Jan Van Gorder, coming to grips with the 2019 Budget. Those of us most closely associated with the overall cost of our Association fully recognize the challenge of keeping our costs workable and responsible.

We know that our Elevator and Life Line Systems are under reserved based on updated inspections. Jack Hockley is leading the WS I, II & III Elevator and Life Line Review Team to achieve the best possible outcome for us. With many of the same systems identical throughout WS I, II & III we have the ability to reduce exposure as well as cost.

During the past few months Ross Miller and his Team have been forging ahead with the development of our new website and we'll be hearing more about their progress today.

Lastly, the past two months have surfaced a number of problems in our Generator Room above the pool bathrooms. All the issues have yet to be resolved however we expect a complete resolution soon.

Enjoy the Summer.

Sincerely,
Charlie Eck

TREASURER'S REPORT

The April financials reflect a slightly under budget performance. Thanks to our entire team for their diligent efforts.

PROPERTY MANAGER'S REPORT

May 24th, 2018

Window Cleaning: This is scheduled for the week of June 4th, weather permitting

Black out Generator Testing: Thi is scheduled for June 6th, this will not affect owners only the common areas and Paul and I will be on hand to ensure everything is functioning correctly while on generator power.

The Fire Door Power Supplies: the holders and electrical work is complete. The relays will be installed within the next week or so. The good news is that at I and II we did not need the assistance of Simplex to program the relays. Electrical work came to \$162.50.

Fire Extinguisher Annual Service: this was completed on Wednesday May 16th – this was the 6 year extinguisher refills at a cost of \$1100 which was budgeted for in 2018

A/C Units – The elevator room a/c blower motor stopped functioning recently and a new motor was ordered, this arrived Tuesday May 22nd and was installed, a/c is back up and running

The Social Room a/c froze up last Thursdays and has been fixed, this was a unit that was installed in 2014, the unit became over pressurized and once some Freon was released from the system it was working again. There was no charge for this call out as the unit was still under warranty.

Metal Work: The West Garage door cover and a new cover for the two common area vents on the front of the building were ordered May 9th, Spectrum will install them when they arrive.

Domestic Water Pump: Unfortunately Avis were unable to install the new booster pump last week as scheduled. The factory returned the wrong pump to us. The correct pump is due in this week and will be installed as soon as possible.

Pool: it appears that there may be a leak in the pool, the vendor has turned off the auto fill to see if they can isolate the leak. UPDATE, over the weekend the spa lost water and Red Rhino Leak Detection have been engaged as of Wed May 23rd to investigate and resolve the issue.

Sprinkler Head Inspections: It is time for the annual sprinkler head inspections and these will be completed in early June. At that time we will be checking all of the unit sash windows to ensure that they are fully closed as a one time courtesy to owners. Please remind your guests, renters, rental agents and home watch that they need to check this every time the unit is used to avoid water intrusion. Thank you.

Hounshell Social Committee Report May 24, 2018

Good morning! Today we bring up several items requiring assistance from the Board.

1. After the last Board meeting, our committee requested a slight modification to the "Guidelines for Using the Waterside III Social Room" approved last year. We have submitted that and ask for the board's approval. To avoid any further confusion, we would appreciate the Property Manager laminating a copy and posting it above the scheduling calendar.
2. While the Social Committee was recently working on cleaning and organizing the Social room and its closets, we determined additional shelving in the large closet and the closet in the Social Room would be a big help. The cost of this shelving would likely be in the \$100-\$150 range. Two owners have volunteered to provide the necessary labor, if the board would approve the purchase.

3. For many years, the Hounshell Social Committee has done an excellent job of keeping expenses within the budgeted amount of \$1,200 year. We have done this by often times donating items ourselves or as a result of other owners' generosity. We reuse items and don't replace some partly, due to lack of funds. The cost of paper goods in particular has increased, and rate of inflation has never been considered in our yearly budget. Consequently, the social committee budget has resulted in less and less purchasing power. Our parties continue to be well attended, in fact, we've had record attendance at several functions this year. In the coming season we have added more parties. Waterside III has the reputation of having the best social calendar. Functions are available to all residence and the social room is often reserved and used by many owners for personal events. We certainly shouldn't complain about an increase in the budget to provide our community the parties they deserve. Therefore, we would respectfully request an increase to \$1,600 for next season.

4. As any of you know who attend any function in the Social Room, there is a problem with noise and now many of our owners are starting to have significant hearing issues as well. We are just bringing this to the attention of the Board, as we have heard many owners complaining and from a few who rarely come to big events because of the noise level. We recently became aware that Jim Stewart is in the business of providing noise abatement solutions, so we asked him to make a presentation to our committee and our Property Manager. Although, we would not purchase anything from Jim, he shared his expertise regarding possible solutions. He discussed multiple ideas and recommended a possible solution with pricing to our Property Manager. We highly recommend that the board consider this item for 2019 budgeting.

Thank you for your consideration.

Carolyn Hounshell – Social Chairperson
Diane Brunelle
Jenny Hockley
Chris Miller
Judy Stewart
Jan Wood
Laraine Yeatman

EBIA Report
(W3 Board Meeting 24 May 2018)

EBIA had its quarterly meeting on April 10, 2018 at the Palms. During the Reports, Voting Representative's Comments and resident's comments there were a few things of note:

1. Landscaping – we are replacing vegetation that has died due to sprinkler failures. Sprinkler heads have been replaced. It was noted that we have a six inch well that goes down 280 feet (for salt free water) capable of servicing all our current irrigation needs. If a situation arises where we require additional irrigation water we now have a permit allowing us to use the water from our ponds.
2. Our financial situation is very good and we are currently \$40,000 under budget.
3. We received a Stormwater update from Charlie Eck. He reported that there currently is an acceptable draft Resolution that will be presented for a vote before Council – it was anticipated to have a first reading on April 23rd. Unfortunately, this didn't happen and there is nothing on the agenda horizon regarding Council action on this subject. As time continues to pass since the Butcher Committee agreed to a draft, there is more and more time for outside parties to insert unacceptable alterations to the draft. If there are changes we will require a full court press on having as many EBIA residents that are still here to attend when the Council votes.
4. The Lennel tennis courts are still a bone of contention between the Pickle Ball players and the Tennis players. The decision was to not repaint the second tennis court for pickle ball and that this will remain the status quo until such time as courts are placed on the stormwater drainage property.
5. Our aging flag pole at the entrance of Bay Beach will be replaced with a new 30 foot flag pole.
6. The re-writing of EBIA's current documents has been difficult and the document team is hoping to have them available for Members review and comments early this fall.
7. There were numerous comments by residents about not being "open" regarding "Executive Sessions" and committee meetings. After listening to a lot of grouching from some residents who just would not accept the fact that they were not entitled to involvement in all things; the EBIA attorney spent about ten minutes explaining Florida Statutes and why they are as they are. This did not quell the voices of the people who were insistent that they had a right to know everything.

The situation regarding residents understanding that EBIA is an association of Members (the condo associations) and not resident owners has not improved. This fact complicates every discussion that commences at an EBIA meeting.

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; the password is eb1a. I also, encourage everyone to communicate with the EBIA Property Manager, Lee Ann Rosengarten (lrosengarten@vestapropertysercices.com) if you have any questions or can't find something on the website.

Respectfully submitted,
Pete Yeatman
W3 Voting Representative

Report from Documents Rewrite Committee
(For May 24, 2018 Waterside III Board Mtg)

State law requires condo associations to Amend and Restate their documents at least every 20 years; Waterside III opened in August of 2000. We are required to have new member approved documents in place by August of 2020. This committee was tasked to have documents in place for a Member's vote at the February 2019 annual members meeting. The Board has commissioned the Waterside III attorney to generate foundation documents based on current FL statutes that then can be used to incorporate our current documents; and to assist in finalizing new documents to present for an owners vote.

Here is an update on where the committee stands as of your Board Meeting today:

1. The committee has met and has developed a plan to move forward.
2. The committee has turned the current (scanned PDF file) documents into something readable and workable in Word.
3. We have received documents from our attorney as an initial draft containing the criteria of our existing documents, with approved amendments, and the latest FL statutes.
4. The committee members have spent several weeks reconciling our existing documents, and all the amendments to our existing documents, with the draft document from our attorney.
5. On May 29th we plan to have our first of what may be many conference calls to discuss and reconcile things that each of us has found requiring either clarification or amendment by the attorney.
6. We will present meaningful issues to the attorney for answers or comments.
7. If, after receipt of response to our issues from the attorney there are items that may have a meaningful impact to our documents, these items will be brought before the Board for consideration.
8. The attorney will then produce a document that will be available for the Board and for owner information; at a Board meeting we will require Board approval to proceed to an owner vote.
9. Following Board approval of the re-written documents (Bylaws & Declaration) they will be made part of the voting package for February's Members Meeting.

We must do everything possible to ensure a successful vote, otherwise 2019 will be tumultuous and heavy with attorney's fees. We will need a minimum of 23 proxies or attendees at the Annual Meeting with a majority Member vote in favor.

Since condo Rules and Regulations are determined by the Board, and not the Members, they will not be part of any package. However, the committee will attempt to reconcile conflicts and other issues that may be in our current documented Rules and Regulations for the Board to consider. At the conclusion of the February Member's vote owners will be able to have a complete new set of documents for our Association.

Respectfully,
Jan Wood
Dick Smith
Pete Yeatman

GUIDELINES FOR USING THE WSIII SOCIAL ROOM

The Social Room is a Waterside III Homeowner amenity. It is available for Waterside III Association sponsored events and meetings plus private owner events. Following are the approved guidelines for use of the Social Room.

The Social Room has a maximum capacity of 50 people per the Fire Code.
Waterside III Sponsored Events and Meetings.

- Meetings and events should be booked as soon as possible to avoid conflicting bookings.
- The sponsoring Association committee is responsible for scheduling the event on the Social Room calendar posted outside the room.
- The sponsoring committee/individual is responsible for setting up the tables and chairs as necessary for the event and for their return to their normal placement.**
- Tables are to be covered if food and beverages are to be available at the event.
- Additional tables and chairs are available as requested from the Hounshell Social Committee Chair or if not available another Social Committee member. A 48-hour notice is required.

Private Owner Sponsored Functions:

- Meetings and events should be booked as soon as possible to avoid conflicting bookings.

- The sponsoring Owner is responsible for scheduling the event on the Social Room calendar posted outside the room.
- The sponsoring Owner must be present for the duration of the event and is responsible for the conduct of their guests as well as any damages caused during the event.
- The sponsoring Owner must contact the Chairperson of the Hounshell Social Committee or if not available, another committee member for instruction and guidance on the availability of additional tables, chairs, hot plates, chafing racks and other equipment. A 48 Hour notice is required. Guidelines for covering tables, disposal of trash and general care of the room will be given. The thermostat will be unlocked and set at your desired temperature. After the event the thermostat is to be reset at 76 degrees.

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- The Owner is responsible for setting up the tables and chairs as necessary for the event and for their return to their normal placement. The wood tables are to be covered if food and beverages are to be served at the event. Protective covers are available. The kitchen is to be left clean and tidy. Trash and recycle containers are to be emptied. No food or drink items are to be left in the refrigerator. **** If additional cleaning of the social room, kitchen and restrooms results from the function the sponsoring owner will be billed accordingly.**
- Owners must provide the decorative table covers, plates, napkins, flatware, cups, coffee, condiments, etc. for their event.
- All functions must finish by 10:30PM.

Should an owner wish to schedule an event during low season (June - September) and no member of the Hounshell Social Committee is available, the Property Manager may be contacted M-F.

****If access to the outside deck/patio is desired, the sliding door must be used. Propping open the single door will set off the security alarm. At the conclusion of the event the sliding door must be closed, locked and the blinds closed.**

