

**WATERSIDE III BOARD OF DIRECTOR'S
MINUTES of the MEETING
FEBRUARY 23, 2017**

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 noted.

3. **Establish a Quorum-** A quorum was present at the meeting as all Board members were in attendance.

4. **Minutes of BOD Meeting; January 17, 2017-** A motion was made by J. Hockley to waive the reading of the minutes and approve the meeting minutes from the January 17, 2017 meeting. J. VanGorder seconded the motion and the motion was carried unanimously.

5. **President's Report-** No report

6. **Treasurer's Report-** No report

7. **Property Manager's Report-** C. Magill read the report and a copy is attached. Direction was given by the Board to procure costs for supplies and services for sealing of the cement in the garages.

8. **Committee Repots**

- a. **Crisci Finance**- nothing new to report
 - b. **RAC**- no report
 - c. **Building & Facilities** – P. Martin presented the report and it is attached.
 - d. **Landscape**- No report.
 - e. **Pool**- J. Russo reported the pool is running smoothly after the transition. J. Russo asked C. Magill to get repairs for some of the pool furniture.
 - f. **Social**- C. Hounshell presented the report and a copy is attached. She requested a special thank you to L. Yeatman for all her efforts for the Valentine's cruise.
9. **Comcast Update**- D. Cote reiterated that a note was sent out by C. Magill on how to procure voice activated remotes.
10. **WMA Update**- J. Hockley reported that it is presumed all the gate issues are resolved. In addition, the WMA Social will be held on March 14, 2017 at the Waterside III/IV pool.
11. **EBIA Update**- P. Yeatman stated that EBIA has endorsed FMB city council candidates and previous notifications have been sent.

12. Old Business

- a. **Lanai Special Committee Status Report-** P. Martin provided a report to the Board for review. The Board will review and provide further direction and updates.

- b. **Tension Cable Repair Status-** C. Magill reported that a company was called in to review the issue and to make a recommendation on how to proceed with the repair.

13. New Business

- a. **Committee Assignments-** C. Eck stated that current committees seem to be working well and there is no need for change at this time. Ross Miller will be added to the RAC committee.

- b. **WMA, EBIA and WS123 Delegates-** C. Eck reiterated that J. Hockley is our representative for WMA, P. Yeatman is the representative for EBIA and he (C. Eck) is the delegate for WS123. There will be no change at this time.

- c. **Electrical Surge Suppression Update-** C. Magill reported all surge protectors have been installed.

- d. **Leases for Approval-** C. Magill presented the leases for approval; units 324, 326 and 372. A lease rejection was also discussed for unit 326 as the entity signing the lease would not be occupying the residence. C. Eck made the motion for approval of the three leases and rejection of the one lease. The motion was seconded by J. Hockley and the motion was carried unanimously.

- e. **Social Room Reservations** – J. Hockley was asked to develop a policy for social room reservations and events.
14. **Comment and Discussion by Unit Owners-** P. Yeatman reminded the Board that according to Florida law, condo documents will expire August 2020 and need to be re-written. D. Cote volunteered to lead a document committee to prepare for this task. C. Magill was given the assignment to get a quote from the attorney who developed WS I & II documents.
15. **Adjournment-** C. Eck moved for the meeting's adjournment and J. VanGorder seconded the motion. The meeting was adjourned as a unanimous motion.

Respectfully Submitted,

S.M. Walker

BOD Secretary

2-26-2017

PROPERTY MANAGER'S REPORT

February 23rd, 2017

Fire Pump: The 3/4 fire pump was repacked last week and the drive shaft was realigned, it is running great

Pool and Spa: Paul Johnson cleaned the deck area under the cabana roof run off. I have asked WMA if they will consider adding this area to the quarterly road gutter cleaning contract. Adjustable back position rachets have been ordered for the chaises and all broken ones will be repaired as soon as these arrive

The old halogen lights in the lobby over the garage and trash room doors have been replaced with LED lights as discussed at last month's meeting

A/C drain cleaning and filter change and checks were done in January, please refer to the sticker on you're a/c unit for the dates moving forward

The Bladder tank from the p floor is being removed next week

Window cleaning is scheduled for Monday Feb 27th, weather permitting, please remove your screens if you want these windows cleaned

Plumbing Inspections: these will be scheduled shortly for the month of March. This year a triplicate book will be used and a copy of the report will be left in the unit for the owner to refer to and take action upon. If any major issues are discovered I will contact the owner directly

Rentals for Ratification:

Not Approved:

1/31/2017	4/30/2017	326	Brandon Wells/Carlton Hannah/Scott Whitaker/Michael Farmer/Jeff Lowery
Approved:			
3/1/2017	3/31/2017	324	George and Patricia Kleen
3/18/2017	4/15/2017	372	Bruce Grasser
3/1/2017	3/31/2017	326	David and Kathy Ostdiek

BUILDING & FACILITIES REPORT

Pool & Spa

o All copasetic, no recent water leaks, mechanical problems or unusual H2O consumption.

Other

o PropMgmt continues to perform most of the role of our committee before Carmel became our PropMgr. Inspections, building systems and structure problems identification and bird dogging follow-ups we used to need to do are now done by Carmel & Paul. THANKS, Carmel!

o Our role is now of primarily of support to our BOD and PropMgmt

Paul Martin

Social Committee Report February 23, 2017

Good morning everyone.

This year so far we have had several great parties. Since our last meeting we've had a Chinese New Year's party & a fun Super Bowl party.

Also, as many of you know we had a wonderful Valentine's Day Cruise again this year. Thank you to all those who participated in these events.

We will have your very popular MardiGras/Tapas party on February 28th, a Movie night on March 7th and don't forget Saint Patrick's Day on the 17th.

We will also try for another Bingo night or two. So, as always look for the sign ups.

Carolyn Hounshell – Social Chairperson

BJ Hounshell

Jean Eck

Lia Barth

Jenny Hockley

Sue Walker

Laraine Yeatman

