

**WATERSIDE III BOARD OF DIRECTOR'S
MINUTES of the MEETING
JANUARY 15, 2019**

1. **Call To Order** – The meeting was called to order by P. Yeatman at 10:00 a.m. in the Waterside III Social Room.

2. **Proof of Notice**- P. Yeatman stated that the meeting was duly posted.

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

4. **Minutes of the BOD Meetings; November 12 & November 15, 2018**- A motion was made by P. Yeatman to waive the reading of the minutes for both BOD meetings and approve them. D. Cote seconded the motion and the motion was carried unanimously.

5. **President's Report**- P. Yeatman read his report and a copy of the report is attached.

6. **Treasurer's Report**- J. VanGorder reported that the 2018 year end financials from M&B will not be available until the second week of February 2019.

7. **Property Manager's Report-** C. Magill read the report and a copy is attached. C. Magill asked for the Board's approval to go forth with the Sewer and Waste line clean out for approximately \$4K. P. Yeatman made the motion for the approval of the Sewer and Waste line clean out. J. VanGorder seconded the motion and it was unanimously approved. Window cleaning was addressed in the meeting due to recent storms. D. Cote made a motion for an additional window cleaning for an approximate cost of \$1K to be done as soon as possible. The vote yielded was 3 in favor and 2 not in favor. The majority of the vote passed the motion for the additional window cleaning.

8. Committee Reports

- a. **Landscape-** N. Carran presented the committee's report and a copy is attached. N. Carran stated that the committee would like an assessment of the irrigation system. C. Magill will coordinate the assessment. The Committee also asked for consideration for additional lighting in the front by the circle drive. J. VanGorder asked the committee to bring a detailed proposal back to a future Board meeting for review.
- b. **Hounshell Social Committee-** C. Hounshell provided the Committee's report and a copy is attached.

9. **Comcast Affairs-** D. Cote reported that the current Comcast contract ends December 31, 2019. A 90 day cancellation notice must be given or else the contract renews for an additional year. D. Cote reported that an ad hoc committee with all the Waterside buildings need to be formed.

10. **WMA Affairs-** R. Miller provided information that the annual meeting is scheduled for March 19, 2019 at 10 a.m. and the location is TBD. Also, WMA would like to host the annual WMA social event at the WS III/IV pool from 5:30-8:30 p.m. P. Yeatman made a motion to

approve the use of the WSIII/IV pool for this social event. J. Hockley seconded the motion and it was unanimously approved.

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

12. **Old Business**
 - a. **Rules and Regulations** – P. Yeatman explained that the Condo Association’s documents require a review every 20 years and it made sense to review our rules at the same time so that owners could get a complete set of documents and rules at the same time. Jack Hockley and Jan VanGorder agreed to go through the current rules and regulations and make recommendations for the Board to consider and vote at the next Board meeting in February 2019.

13. **New Business**
 - a. **Landscape Trees** – D. Brunelle presented an issue with exterior plantings and the blocking of the windows. P. Yeatman cited a 2006 town document which does not allow change to the trees.

14. **Sales and Leases-** C. Magill presented lease agreements for units 324, 3P3, 3H6, 385 and 3H1. P Yeatman made a motion to approve the received lease agreements. J. Hockley seconded the motion and the motion was passed unanimously.

15. **Comment and Discussion by Unit Owners-**It was mentioned that there have been issues again with the secure closure of the front entry doors. C. Magill will look for solutions so doors securely close. A reminder will be put out on the website that if owners are using the

social room refrigerator, a note should be left with the owner's name, unit number and when the item was placed. No liquor should ever be stored in the refrigerator. Other items discussed were the lock on the social room doors and possible new WSIII signage which may be future agenda items. P. Martin presented the Building report which is attached.

16. **Adjournment-** P. Yeatman made a motion to adjourn the meeting. J. Hockley seconded the motion and it was adjourned as a unanimous motion.

Respectfully Submitted,

S.M. Walker

BOD Secretary

President's Report 15 Jan 19

Here we are starting another year and closing out what I hope was a great holiday season for each of you. Closing another year means that we need to thank all the people who worked so hard to keep our home functioning and making it the best that it can be. I have to start with our Property Manager, Carmel and our Maintenance Tech, Paul, they are amazing. Moving along to thank our hard working Board of Directors and our W123 Coop team who keep everything functioning; staying ahead of repairs and controlling the costs. Next on my list, I need to thank our owners - our neighbors, for never forgetting we are a family and we need to respect and look out for one another, as this is our home.

I need to provide a very special thanks to Charlie Eck who not only served as President for the last four years, but served as Treasurer for the prior eight years. This is dedication above and beyond; and I haven't even touched on his work in fighting, on all of our behalf, for fair treatment regarding the town and county's Stormwater project. It's hard to find a way to show our gratitude.

As owners we only see the most obvious things that changed in our home last year...a new refrigerator and sink in our kitchen, new AC units for our guest suites and a replacement camera and recording system, to name just a few. There is an army of residents working in committees I need to thank for

making our home look and function at its peak and maintain the best value for our dollar: the Landscape Committee, the Risk Assessment Committee, the Building Committee, the Pool Committee, the Crisci Finance Committee and last, but far from least the Hounshell Social Committee. Some of these committees are just one person others have many members; but all are very dedicated and hard working.

We are now starting a New Year and plan to enjoy our home to the utmost. This will require willing neighbors to step up and volunteer to help with projects or work on committees and for all of us to fulfill our requirements for the annual Members meeting scheduled for February 19th. It is extremely important that if you do not plan to attend the meeting, you fill out and submit a Proxy. One item on this year's agenda is a member vote on our Restated Declaration and Bylaws. Florida statutes require within every twenty years condominium associations review and restate their documents. These documents presented to you by the Board for an affirmative vote are a combination of our original documents, changes in Florida Statutes and judicial precedent.

I would like to encourage everyone to use our new website: www.Waterside3.com. The website team is working diligently to make this a highly user friendly site. We want this to be the place owners go to get answers to most of their day to day questions, find out what things are happening and get other owner's opinions of contractors, restaurants and places of interest. You should check the website at least once a week to stay current. If you have lost the password to get into the owner's only section please contact the Property Manager's office.

And last but not least, thank you to all of you who attend the Board meetings and provide us with insight and comments. We need everyone's comments and hard work to keep our home the best that it can be.

Respectfully submitted,
Pete Yeatman

PROPERTY MANAGER'S REPORT

Tuesday January 15th 2019

Plumbing Inspections: There will be another walk through plumbing inspection taking place this year and I am working with Rick Franklin on setting a date before the end of March. Please note that while this inspection can catch some potential problems many of the building plumbing issues are hidden behind walls and under floors so vigilance is still required by the owner and their home watch to report anything out of the ordinary in a timely manner so it can be addressed ASAP.

Sewer and Waste Line Clean Out: I am working with AVIS Plumbing to set a date for cleaning out the building sewage and waste line clean out. I hope to have the job completed by the end of February. This will require a two man crew for two days at a cost of \$1995 per day, ie one day on the sewer lines and one day on the drains.

Dryer Vents: I will be scheduling the remaining vents during the month of February, you were notified if your unit was not cleaned for any reason and I will contact you again to reschedule this.

A/C Maintenance and Filters: Travis A/C will be doing the bi-annual maintenance and filter changes in January (between the 16th and 25th of January)

Upcoming Project for Board Consideration: With the building painting on the reserve schedule the following items should be considered:

365 – 180 days out:

- Replace all bathroom extractor exterior vents (Approx \$100 - \$120 per vent)
- Replace exterior storage door hinges as needed and make repairs to frames (Approx \$100 per door)
- Replace the sprinkler pipes under the building as needed (\$10,000 approx)

180 – 0 Days out:

- Lanai Cage Replacement (Approx \$152,000)
- Paint Building to include stucco repairs, caulking and Lanais (Approx \$100,000)
-

Sales Applications: There are no new sales at this time

Lease Applications:

1/1/2019	2/28/2019	324	Patsy Paul - Sheila Payton and Wanda Hitner
2/1/2019	2/28/2019	3P3	Robert and Frances Inslee
12/22/2018	4/15/2019	3H6	Roger Ingle and Bonnie Ingle
2/1/2019	3/31/2019	385	Mr & Mrs Dave Rohrback
3/1/2019	3/31/2019	3H1	Brenda Polano and Paul Risko

Landscape Committee Report

January 15, 2019

The following will provide a status for 2018 and a forward look at 2019 as we begin the new season.

Front entry fountain area:

This area is thriving in spite of Everyday erroneously trimming the berries on the Christmas palms. As a result of this error Everyday provided us with replacement of soil in pots and plantings in other areas on our property such as lilies on the north-west side and cocoa plants in the back. We will ask that Carmel continues to remind them that the polls are not to be pruned. We will continue to carefully monitor the oleander between the palms as they are nearing the end of their lives. We anticipate replacing these later this year or in early 2020.

Getting flowering plants to survive and grow in the two corners outside the entry continues to be a challenge. We are played by rabbits and don't seem to be able to come up on a long-term solution. At this time we are unclear about the best solution for this area but we will persevere. We used remaining budget in the 2018 allocation to have landscape lighting professionally installed on five of the Christmas palms and the two large palms flanking the entry to the building. For the first time, we have a guarantee on both the material and the installation. While this is not a regular budget items for landscape we felt that it enhanced the landscape and for filled a need.

Front entry walls:

The most recent plantings, dracena, petite Oleandor, and regular Oleandor are all surviving. The petite Oleander requires much more attention from Everyday than it is apparently receiving. It appears that these may need additional fertiliser.

Back of the building:

The plantings on the walls, islands in Peninsula are all doing well with the exception of the

curtains that were added outside the north west garage. We have ask that Everyday provide some extra attention to these in order to enhance their future growth.

Thanks to the efforts of Katie, we continue to pursue an Herb garden in the back of the building. Well this is a challenging endeavor it does seem that residence appreciate it and we will continue to work on this endeavor.

We understand that we have contracted for a new service from Everyday that is a once a week trimming, tidying, and assessment of the landscape and supportive structures such as irrigation. Though this is, as we have been told, not an item allocated from the landscape budget but a separate budget item, we would have interest in meeting with the staff providing the service to discuss our mutual interests to ensure this is not a duplication of services previously expected to be provided by Everyday.

Understanding the age of the irrigation system, and within our ability to do so monitoring it's functioning, we are concerned about the reliability. We would request that property management pursue the monitoring of the functioning as we do not find it to be working properly.

In conclusion, we wish to thank Russ Miller for his help in keeping the new plants and those in the pots going over the holidays when there was no committee member in residence. In addition, we encourage any resident who is interested in serving on the landscape committee to step forward as we would welcome a new ideas. Thanks to Larry Wood for being willing to join our group. We look forward to his input and expertise.

Thanks for your support, interest, and attention,
Nina Carran chairperson
Katie Smith
Cheryl Hayes

Hounshell Social Committee Report January 15, 2019

Good morning.

Happy New Year everyone. Since our last meeting we have had three very successful holiday dinners and a brunch. All well attended and delicious. We also, thank those who participated in our holiday decorating.

Continuing this month's events we have a Tapas Cocktail Party on the 24th, so please sign up if you are interested and bring your favorite appetizer. A special

ladies luncheon, a Tea and Tour, is this Thursday at the Bonita Historical Society. Unfortunately, participation is limited and the event is closed.

February begins with a Super Bowl Party on the 3rd in the Social Room and Chili will be served. Feb 5th is the Chinese New Year and food will be provided for a fee. Valentine's Day this year will be catered here in the Social Room. Prime Rib and Salmon will be the main courses for a very reasonable charge. Also, another Ladies Luncheon will be on Feb 21st at MiraMare Ristorante at Venetion Bay in Naples.

Please check the Social bulletin board for details on all these events. As always, thank you for your participation.

Carolyn Hounshell – Social Chairperson

Diane Brunelle

Chris Miller

Judy Stewart

Jan Wood

Laraine Yeatman

EBIA Report

(W3 Board Meeting 15 Jan 2019)

EBIA had its annual Members Meeting on January 8, 2019. This was immediately followed by an organizational meeting and a regular Board meeting. During the Reports and meetings there were a few things of note:

1. Lee County Sheriff's Department provided a presentation on what they are doing to make EBIA as safe as possible. Aside from patrolling EBIA, they stated if we see something threatening requiring the Sheriff's intervention we should call 239-477-1000. **ALL** personal or property threats should go immediately to 911. Callers should be aware that operators are required to go through a script of questions, they can not deviate, so be patient. If you see a Trespasser/fisherman it is best to call Lee Ann, since Gary Workley or a Board member must be present with the Sheriff to confront the individual(s). Do not confront the individual yourself.
2. Some owners approached The EBIA Board about exploring the idea of having a traffic gate at the entrance to Bay Beach. Board members asked Weiser Securities to provide some suggestions. Phil Scofield from Weiser provided a very thorough proposal for us to consider as a start for a

conversation. After considerable audience questions and participation, it was decided not to attempt to continue debate whether or how to implement such a plan at this time. The Board assigned two EBIA board members to establish a committee and do much more extensive research before bringing this in front of the Membership again.

3. Charlie Eck provided a stormwater up date.
4. The Treasurer provided a year-end update showing that we are in fairly good shape, largely because of FMB delay in moving forward on the Stormwater ordinance. Our legal and engineering expenses have been delayed due to their procrastination.
5. Waterside 6 update – 23 Sold/committed they need 6 more to break ground. End Q1 still anticipated ground breaking.
6. The vote to roll over monies left from 2018 into 2019 passed.
7. Jack Hockley was voted on to the Board. He resigned as Recreational Committee Chair and the Board appointed Julie Cook to take his place.
8. It is anticipated that the Members will receive copies of the new Restated Documents for review and comment within the next few weeks. This will follow an aggressive effort to deal with Member comments and move forward for Board consideration to move the documents to a Member vote as soon as possible.
9. Meeting schedule for 2019 is: Apr 9 at the Palms, Jul 9 at W2, Oct 8 at W4 and the Annual Jan 14, 2020 at Hibiscus.
10. At the follow-on meeting, the Board approved maintaining the current Board positions and provided Tom Taeye with the authority to negotiate with Lee County regarding Right of Ways.

EBIA 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 (Irosengarten@vestapropertyservices.com) if you have any questions or can't find something on the website.

Respectfully submitted,
Pete Yeatman
W3 Voting Representative

Building Committee Report to 15 Jan 2019 W3 BOD Meeting

Pool & Cabana Water

I continue to monitor the water meters for the pool and cabanas. Normal pool water use is about 1,000 gal/day. But on the morning of 22 Dec I saw the water meter needle was spinning and 10,000 gal had been used since the

previous morning. I determined the cause was a stuck open pool fill float valve, a problem we've experienced before. I reported this to Vesta who has responsibility for the pool soon after reading the pool meter and determining the problem cause. It took Vesta until the morning of 23 Dec and another 10,000 gal on the water meter to fix the valve. We in concert with W4 will request Vesta propose a solution: what new valve at what cost can keep this loss from reoccurring or at a minimum how can the fill rate be reduced to a flow of 2,000 gal/day if replacing the current valve when stuck open is cost prohibitive or not feasible.

Owner Optional Water Heater Replacement.

Both in 2009 and 2013 I coordinated owner optional water heater replacement. 22 owners took advantage of this program in 2009 and 12 in 2013. If there's interest on the part of owners and BOD agreement I'm willing to do another program in Feb. Water heaters can fail at any time but typically don't start to leak for 10 - 12 years. But when they do they can leak into the hallways. Also very few owners, their guests, and renters want to take cold showers and be without hot water for dishwashers and washing machines even for maybe a couple days. Also, our voltage for W/Hs is 208. 240 W/Hs are the ones stocked by the Home Depots and such rather than the 208s. They heat water but take about 25% longer to reheat water, an issue if you need the more rapid temperature recovery.